



Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR

Tel: 01768 899 773 Email: office@penrithtowncouncil.gov.uk

Minutes of the meeting of

PLANNING COMMITTEE

Held on **Monday 7 November 2022**, at 1.30pm. Board Room, Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PRESENT

Cllr Kenyon	North Ward
Cllr Knaggs	West Ward
Cllr C Shepherd	East Ward
Cllr M Shepherd	North Ward
Cllr Snell	West Ward

Deputy Town Clerk

The Town Council resolved from 20 May 2019, until the next relevant Annual Meeting of the Council, that having met the conditions of eligibility as defined in the Localism Act 2011 and SI 965 The Parish Councils (General Power of Competence)(Prescribed Conditions) Order 2012, to adopt the General Power of Competence.

MINUTES FOR THE MEETING OF PLANNING

7 NOVEMBER 2022

PART I

PL22/168 Apologies for Absence

Apologies for absence were received from Councillors Clark and Lawson

PL22/169 Appointment of Vice Chair

RESOLVED THAT:

Councillor Knaggs be appointed as Vice Chair of the Planning Committee for the remainder of the municipal year.

PL22/170 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on 3 October 2022 and agreed they be signed as such, when permissible.

PL22/171 Declaration of Interests and Requests for Dispensations

Members were asked to disclose their interests in matters to be discussed whether disclosable pecuniary or other registrable interest, and to decide requests for dispensations. No declarations were received.

i. Councillor Kenyon declared that he had a small number of shares in PFK and would take no part in the vote on planning application 22/0788

PL22/172 Public Participation

Members noted that there were no questions or representations that had been received from members of the public prior to the meeting.

PL22/173 EXCLUDED ITEM: Public Bodies (Admission to Meetings) Act 1960

Members considered whether any items on the agenda should be considered without the presence of the press and public, pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act, 1960, and agreed that there were no applications to be considered without the press or public present.

PL22/174 Planning Act 2008 – Section 88 and 89 and The Infrastructure Planning (Examination Procedure) Rules 2010 – Rules 4,6,9 and 13

Members were advised that Richard Allen had been confirmed by the Secretary of State as the lead member of the Examining Authority to carry out the examination of the process of the application for the A66 duelling. Details have been passed to the Town Council's Legal Officer. A link to the live stream of the event will be circulated when available.

PL22/175 The County of Cumbria (Various towns and villages in the District of Eden)(Consolidation and Provision of Speed Limits) Order 20

RESOLVED THAT:

A response be sent back to Cumbria County Council supporting the introduction of a 30mph speed limit on the U3481 Carleton Brow Penrith and the extension of the existing 40mph speed limit on the B5288 Newton Road, Penrith.

PL22/176 Responses to Tree Works

When the Town Council responds to tree works applications, specifically when trees are to be felled, it has always asked for some replacement planting to help carbon retention. We have now been advised by a new Tree Officer that under Section 211 of the Act do not require replacements to be provided, nor is it lawful to attempt to use conditions to secure replacements, however, the local authority can enter into dialogue regarding replacement planting if an application warrants such actions. It is relevant and valid however to ask the Local Planning Authority to consider replacement trees on applications to fell trees that are protected by Tree Preservations Orders.

RESOLVED THAT:

- i. in light of the climate emergency, responses continue to be returned requesting some replacement planting of native trees and shrubs for felled trees; and
- ii. the Trees Officer be invited to make an informal presentation to members of the Planning Committee regarding tree works applications.

PL22/177 Eden Settlement Study

Members considered the Settlement Study methodology and list of settlements.

RESOLVED THAT:

- i. Eden District Council be advised that the methodology was acceptable; and

ii. in addition to Roundthorn, Bowscar should be identified as a similar settlement within the Penrith parish boundary.

iii. Eden District Council be asked to refer to town and parish Councils rather than community representatives.

PL22/178 2023/24 Budget: Process and Proposals

Members considered the process for the 2023/24 budget.

RESOLVED THAT:

the process be agreed.

PL22/179 Planning Applications

a) Delegated Responses

Members noted the planning responses submitted by the Deputy Town Clerk under delegated authority on behalf of the committee between the scheduled meetings of the Committee:

Planning application number:	22/0727
Site address:	SYCAMORE HOUSE ARTHUR STREET PENRITH CA11 7TX
Description:	Conservation area tree works - T1 Cyprus - remove. T2 Holly - reduce to hedge height. T3 shrub - reduce to hedge height.
Response	No objection but would wish to see some replacement planting for the Cyprus

Planning application number:	22/0728
Site address:	3 JUBILEE LODGE BEACON EDGE PENRITH CA11 7SQ
Description:	Conservation area tree works - removal of tree.
Response	No Objection, but would like to see some replacement planting to help climate mitigation and to enhance greening and biodiversity

Planning application number:	22/0730
Site address:	1 JUBILEE LODGE BEACON EDGE PENRITH CA11 7SQ
Description:	Conservation Area tree works - removal of tree.

Response	No Objection, but would like to see some replacement planting to help climate mitigation and to enhance greening and biodiversity
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Planning application number:	22/0662
Site address:	21 CLIFFORD ROAD PENRITH CA11 8PP
Description:	Addition of front porch extension and creation of parking area.
Response	No Objection

Planning application number:	22/0717
Site address:	UNIT 2A HAWESWATER ROAD PENRITH INDUSTRIAL ESTATE PENRITH CA11 9EU
Description:	Change of use from Class E to Class B8 for storage.
Response:	No Objection

Planning application number:	22/0744
Site address:	HILL HOUSE FELL LANE PENRITH CA11 8BJ
Description:	Listed Building Consent for the opening of a new internal doorway between living room and hall and for the existing opening studwork to be blocked up.
Response:	No Objection

Planning application number:	22/0745
Site address:	LAND AT EAMONT CHASE CARLETON PENRITH CA11 8TY
Description:	Non Material Amendment to change the house types for plots 8 and 53 from Dee bungalows to Tay dormer bungalows, attached to approval 20/0995.
Response	Although this is a non material amendment, Penrith Town Council objects to the proposal to change to dormer bungalows. Our housing survey for the NDP shows a requirement for affordable <i>bungalows</i> . The reason for the need for affordable bungalows that elderly people (and we have the most elderly population of any county in the UK) or

	those with a family members who is disabled, do not wish to have their master bedroom, or any rooms at all, upstairs. The stairs are clearly the issue. There is an abundance of affordable homes with stairs currently being built within Penrith.
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b) Planning Applications Considered

Members considered the following applications which had been received and which required a committee decision. Further information could be found on the Eden District Council Website <https://plansearch.eden.gov.uk/fastweb/> by inserting the appropriate planning reference number

Planning application number:	22/0747
Site address:	LAND NORTH OF EDEN BUSINESS PARK OFF COWPER ROAD PENRITH CA11 9FW
Description:	Outline application for B2, B8 and E(g) development, with all matters reserved.
Response:	<p>RESOLVED THAT: a response objecting to the application be returned to Eden District Council on the following grounds:</p> <p>i. the land is not allocated within the ELP and, at the present time, with other land currently under development, the wider employment/economic benefits do not outweigh this. Although adjacent to the existing business park, it is extending towards a heavily used track used by walkers, cyclists and horse riders across the open countryside</p> <p>ii. no travel plan or travel assessment has been submitted showing the potential impact on road safety, green routes to work and increased traffic congestion, not only on the estate but at and from Junction 40 which already is problematical.</p> <p>iii. there is concern that the existing infrastructure, including the current road network, cannot meet the requirements of the development</p>

Planning application number:	22/0739
Site address:	SWAN HOUSE LAND OFF GREENBANK ROAD EDEN BUSINESS PARK PENRITH CA11 9FB
Description:	Advertisement Consent for 2no illuminated and 1no non-illuminated fascia signs.
Response:	RESOLVED THAT a response of No Objection be returned to Eden District Council, but would ask the applicants whether, with regard to light pollution, energy burn and climate change the lighting could be turned off overnight.

Planning application number:	22/0764
Site address:	PLOT 1 LAND NORTH OF EDEN BUSINESS PARK COWPER ROAD PENRITH CA11 9FW
Description:	Reserved Matters application for access, appearance, landscaping, layout and scale for Plot 1, attached to Outline approval 21/0295.
Response:	RESOLVED THAT a response of No Objection be returned to Eden District Council with a request that the following conditions be included: i. Renewable energy technologies, including PV panels , will be incorporated into the design, and a BRE A construction method to include high levels of thermal performance. ii. The buildings should be future proofed at the build stage as retrofitting to increase standards later on would be more expensive than early incorporation of features. Buildings should be sited to optimise passive solar gain. iii. Buildings should be constructed of sustainable thermally efficient building materials and include insulation to reduce energy consumption as far as possible with water recycling methods included within the development. iv. Sustainable transport methods, including EV charging points, should be heavily promoted and cycling and walking as a way to get to work encouraged. v. To help mitigate climate change, native trees and shrubs should be used to enhance screening, greening and biodiversity within the plan area. vi. As the site is close to a wildlife area, design or

	landscape features should be incorporated to provide habitat for insects, nesting birds and other wildlife.
Planning application number:	22/0788
Site address:	LAND OFF MILE LANE PENRITH
Description:	Erection of new office accommodation.
Response:	<p>RESOLVED THAT: a response of no objection be returned to Eden District Council together with the following comments:</p> <p>Although not allocated within the Eden Local Plan, it is felt that precedent has already been set by the planning permission approved for the land adjacent to and near the site on the other side of the road. The building has been designed with sustainability in mind and there are proposals to enhance and improve biodiversity with additional planting and screening which are essential. As with the other applications, traffic to and from the site should be from the A66 and not down Mile Lane. It is felt that the economic benefit of the proposal to a nearby business outweighs the fact that the land isn't allocated within the Local Plan.</p>

Planning application number:	22/0770
Site address:	GOODWOOD CARLETON ROAD PENRITH CA11 8LT
Description:	The annual removal of epicormic growth to 7no trees subject to TPOs, comprising 3no Lime trees, 3no Sweet Chestnuts and 1no Oak.
Response:	RESOLVED THAT a response of No Objection be returned to Eden District Council.

Planning application number:	22/0785
Site address:	THE HOLLIES WORDSWORTH STREET PENRITH CA11 7QZ

Description:	Lift lower crowns of 4no trees (Lime, Beech and Horse Chestnut) to 8ft above footway and clearance of branches from street light
Response:	RESOLVED THAT a response of No Objection be returned to Eden District Council.

Planning application number:	22/0766
Site address:	2 FOREST HILL ROAD BOWSCAR PENRITH CA11 8RS
Description:	Proposed two storey extensions to front and rear.
Response:	RESOLVED THAT a response of No Objection be returned to Eden District Council.

PTC22/180 Next Meeting

Members noted that the next meeting was scheduled for 5 December 2022 at 1.30pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

CHAIR:

DATE:

**FOR THE INFORMATION OF ALL MEMBERS OF
THE PLANNING COMMITTEE
AND FOR INFORMATION FOR ALL REMAINING
MEMBERS OF THE TOWN COUNCIL**

Access to Information

Copies of the agenda are available for members of the public to inspect prior to the meeting. Agenda and Part I reports are available on the Town Council website

Background Papers

Requests for the background papers to the Part I reports, excluding those papers that contain exempt information, can be made to the Town Clerk address overleaf between the hours of 9.00 am and 3.00 pm, Monday to Wednesday via office@penrithtowncouncil.co.uk