



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 5 December 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 Lawson	Carleton 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
5 DECEMBER 2022**

PART I

PL22/181 Apologies for Absence

Apologies for absence were received from Councillor Clark although she has a dispensation for attendance.

PL22/182 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 7 November 2022 and agreed they be signed as such.

PL22/183 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.

- i. Councillor Kenyon declared a registrable interest in planning application 22/0907 as he knew the applicants.
- ii. Councillor C Shepherd declared a registrable interest in planning application 22/0907 as he knew the applicants.
- iii. Councillor Snell declared a registrable interest in planning application 22/0907 as she knew the applicant.
- iv. Councillor Lawson declared a registrable interest in planning application 22/0868 as he is a client of the applicants.
- v. Councillor Snell declared a registrable interest in planning application 22/0868 as she was a client of the applicants.

PL22/184 Public Participation

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

Members were advised that representatives of the applicants were in attendance to make a presentation relating to planning application 22/0868 and answer any questions that Members may have.

PL22/185 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.

PL22/186 Paperless Pilot Project

Members were reminded that a survey had been sent asking for their views on the paperless meeting project piloted by the Planning Committee which required to be completed by 9 December.

PL22/187 Milestone Restoration

Members considered a request to fund the restoration of two historic milestones within the parish boundary. Both are on the A6, one south of Milestone House, the other south of the junction of the B5305 to Junction 41

RESOLVED THAT:

An amount of up to £150 be agreed from the current budget to allow the restoration of the milestones by the Milestone Society.

PL22/188 Planning Applications

a) Delegated Responses to Note.

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

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:	22/0685
Site address:	LAND NORTH OF EDEN BUSINESS PARK COWPER ROAD PENRITH CA11 9FW
Description:	Discharge of conditions 4 (carriageway, footways, footpaths, cycleways), 5 (highway verge crossings), 6 (surface water drainage system), 7 (construction vehicle parking), 8 (construction traffic management plan), 9 (surface water drainage scheme) and 10 (construction surface water management plan), attached to Outline approval 21/0295.
Response	No Objection

Planning application number:	22/0746
Site address:	EAST GABLE GRAHAM STREET PENRITH CA11 9LQ
Description:	Conservation area tree works, fell Leylandii.
Response:	No Objection, but would like to see some replacement planting to help climate mitigation and to enhance greening and biodiversity

Planning application number:	22/0717
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 housetypes 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 member 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.

Planning application number:	22/0743
Site address:	BUILDING TO THE REAR OF 14 KING STREET PENRITH
Description:	Change of use from B8 storage to Sui Generis tanning and wellness centre.
Response:	No Objection

Planning application number:	22/0162
Site address:	BOWERBANK WAY PENRITH CA11 9BQ
Description:	Creation of 36 off road parking spaces.
Response	No Objection however would like to see all parking spaces have a permeable surface to prevent run off

Planning application number:	22/0796
Site address:	42 BURROWGATE PENRITH CA11 7TA
Description:	Variation of condition 3 (opening hours) to amend the erroneous opening hours specified on original decision notice, attached to approval 22/0490.
Response	No Objection

Planning application number:	22/0789
Site address:	BRUMBY HOUSE BOWSCAR PENRITH CA11 8RP
Description:	Side extension to existing steel frame building.
Response:	No Objection

Planning application number:	22/0782
Site address:	REAR OF RICKERBYS GREENBANK ROAD EDEN BUSINESS PARK PENRITH CA11 9FB
Description:	Creation of path to join existing paths and erection of post and wire fence.
Response:	No Objection, creates a good walking link with the wider area but would wish surface to be porous as stated in the application form

Planning application number:	22/0819
Site address:	ST. CATHERINES RC SCHOOL ST CATHERINES RC SCHOOL DROVERS LANE PENRITH CA11 9EL
Description:	Oak - Crown reduction ♦ with specific attention to branches close to, and in contact with Church roof. Ash - Semi-Pollard, addressing branches with no leaf-cover; showing signs of disease and/or deadwood.
Response:	No Objection

Planning application number:	22/0811
Site address:	29 GREYSTOKE PARK AVENUE PENRITH CA11 9DB
Description:	Lawful Development Certificate for the proposed replacement of conservatory with single storey rear extension
Response:	No Objection

Planning application number:	22/0802
Site address:	DEVELOPMENT AT CARLETON HEIGHTS CARLETON HILL ROAD PENRITH
Description:	Non Material Amendment to update the play area surface material to black Wetpour, attached to approval 16/0811.
Response:	No Objection

Planning application number:	22/0790
Site address:	DIAMOND COTTAGE WEST LANE PENRITH CA11 7DP
Description:	Proposed alterations and extension.
Response	No Objection but any parking area should be porous with some planting to compensate for the loss of grass to help mitigate climate change.

Planning application number:	22/0742
Site address:	17 MEETING HOUSE LANE PENRITH CA11 7TR
Description:	Listed Building Consent for the replacement of 2no single glazed timber and 2no single glazed metal windows with double glazed timber windows.
Response	No Objection, the windows are being replaced like for like, true to character but making the building more energy efficient and will have no detrimental effect on the building or surrounding area. .

Planning application number:	22/0820
Site address:	PINFOLD NICHOLSON LANE PENRITH CA11 7UL
Description:	Conservation Area Tree Works: Cypress - Dismantle tree and reduce stem to ground level. Silver Birch 1, 2 and 3 - Dismantle trees and reduce stems to ground level.
Response	Objection on the following grounds: 1. There is no evidence that these trees would be any more susceptible to prevailing winds than other trees and the 'potential to grow taller' is not valid at this point. Lowering the height to within reasonable parameters would be a better way forward. 2. Cypress trees have strong carbon sequestration potential absorbing CO ₂ from the atmosphere whilst releasing oxygen. Concerns about mitigation against climate change should retain as many healthy trees as possible. 3. It is vital we maintain as many indigenous trees as possible and that the birches are retained.

Planning application number:	22/0827
Site address:	8 Aspen Gardens Penrith Cumbria CA11 8UL
Description:	Fell 2x Ash Trees subject to TPO125.
Response	No Objection but would wish to see some replanting to help mitigate climate change

Planning Application No:	22/0830
Site address:	SYCAMORE HOUSE ARTHUR STREET PENRITH CA11 7TX
Description:	Internal and external alterations to dwelling.
Response:	No Objection

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:	22/0868
Site address:	LAND OFF CARLETON HILL ROAD PENRITH CA11 8TZ
Description:	New veterinary practice building and associated works.
Response:	<p>RESOLVED THAT a response be returned to Eden District Council stating that although it was good to see that a local business expanding and wishing to remain on the edge of Penrith, the Town Council wished to defer making a decision until the following information was available:</p> <ol style="list-style-type: none"> 1. Given the fact that Carleton Hill Road runs between two busy housing estates with more to be developed, is relatively narrow, the potential site sits between two sharp bends, is next to a site allocated for a primary school and is used heavily by walkers and cyclists: <ol style="list-style-type: none"> a) a construction management plan should be provided with the application; and b) a traffic impact assessment should be provided showing potential traffic usage both by staff and clients including the volume of traffic and size of vehicles 2. Due to drainage issues on adjacent sites, a surface water management plan should be provided.

Planning application number:	22/0898
Site address:	OMEGA PROTEINS PENRITH LTD PROCESSING PLANT GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Development of industrial building Class B2.
Response:	RESOLVED THAT a response on No Objection be returned to Eden District Council as this should improve the operation of the site.

Planning application number:	22/0899
Site address:	OMEGA PROTEINS PENRITH LTD PROCESSING PLANT PENRITH CA11 0BX
Description:	Development of industrial building Class B2.
Response:	RESOLVED THAT a response of No Objection be returned to Eden District Council as this should improve the operation of the site.

Planning application number:	22/0849
Site address:	LAND AT CARLETON PENRITH
Description:	Highway alterations, including access to allocated land.
Response:	RESOLVED THAT a response of No Objection be returned to Eden District Council but that 1. the expertise of the Tree Officer regarding the necessity of the removal of T16 and the work required within the root protection zone be followed; and 2. The application be subject to Highways comments and considerations regarding the link with the A686, provision of a construction management plan and a surface water plan.

Planning application number:	22/0845
Site address:	LAND AT CARLETON PENRITH
Description:	Variation of condition 2 (plans compliance) to change the house types for plots 8 and 53 from Dee bungalows to Tay dormer bungalows, attached to approval 20/0995.
Response:	RESOLVED THAT a response be returned to Eden District Council Objecting to the application on the following grounds: The Town Council's housing survey for the NDP carried out in 2018 shows a requirement for affordable bungalows. The reason for the need for affordable bungalows is that elderly people (and we have the most elderly population of any county in the UK), or those with a family member 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.

Planning application number:	22/0884
Site address:	FORMER ROYAL BRITISH LEGION CLUB MUSGRAVE HOUSE 27 MIDDLEGATE PENRITH CA11 7PG
Description:	Listed Building Consent for proposed alterations to the internal layout and formation of a new entrance door.
Response:	RESOLVED THAT a response of No Objection be returned to Eden District Council.

Planning application number:	22/0851
Site address:	FOREST HILL FARM GREENGILL LANE BOWSCAR PENRITH CA11 8RY
Description:	Lawful Development Certificate for the use of the existing shed as built, ancillary to the existing dwelling.
Response:	RESOLVED THAT a response of No Objection be returned to Eden District Council subject to Highways comments and considerations

Planning application number:	22/0854
Site address:	37 WORDSWORTH STREET PENRITH CA11 7QY
Description:	Conservation area tree works comprising fell and remove dead tree.
Response	RESOLVED THAT a response of No Objection be returned to Eden District Council.

Planning application number:	22/0883
Site address:	FAIRFIELD WORDSWORTH STREET PENRITH CA11 7QY
Description:	Conservation area tree works: 1x Cypress Tree - reduce by 2m. 1x Cypress Tree - fell. 1x Cherry - targeted reduction of extended lateral growth, by 2-3ft. Thinning of overall canopy.
Response:	RESOLVED THAT a response of No Objection be returned to Eden District Council.

Planning application number:	22/0901
Site address:	BECK HOUSE WATSON TERRACE PENRITH CA11 7ND
Description:	T1 - conifer. Fell
Response:	RESOLVED THAT a response Objecting to the application be submitted to Eden District Council on the grounds that no reason is given for the felling of a tree which looks to be in good condition and not adjacent to a building.

Planning application number:	22/0907
Site address:	Pinfold Nicholson Lane Penrith Cumbria CA11 7UL
Description:	Conservation area tree works, comprising: 1) Beech - Crown reduction by 5m, crown thin by up to 40%. 2) Conifer - Reduce height by 4m, prune canopy.
Response:	RESOLVED THAT a response of No Objection be returned to Ee District Council as seems to be good management of trees without felling.

PTC22/189 Next Meeting

RESOLVED THAT:

1. an informal information session by the Tree Officer from Eden District Council for members of the Planning Committee commence at 1.30pm on Monday 9th January.
2. The next meeting of the Planning Committee scheduled for Monday 9 January 2023 commence at 2.30pm, 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