



Penrith Town Council

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

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Minutes of the meeting of

PLANNING COMMITTEE

Held on **Monday 6 March 2023**, at 1.30pm. Board Room, Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PRESENT

Cllr Clark	South 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 6 MARCH 2023

PART I

PL22/206 Apologies for Absence

Apologies for absence with reasons were received from Councillors Kenyon and Lawson.

PL22/207 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on 6 February 2023 and agreed they be signed as such.

Members were advised that Planning Application 22/0989 was being considered at Eden District Council's Planning Committee on 16 March.

RESOLVED THAT:

A letter detailing the objections be sent to the planning officer and members of the Planning Committee due to the unavailability of members to attend due to prior engagements and requesting that it be read out at the meeting

PL22/208 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 Knaggs declared a registrable interest in planning application 23/0064 as he had been consulted as a member of the public living close to the site.
- ii. Councillor Snell declared a registrable interest in planning application 23/0064 as she had been consulted as a member of the public living close to the site.

PL22/209 Public Participation

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

PL22/210 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.

PL22/211 Community Infrastructure Levy (CIL)

Members considered the report relating to CIL. They were advised that although Barrow Borough Council had a CIL Policy they had not yet adopted CIL which had been adopted by South Lakeland District Council.

RESOLVED THAT:

A recommendation be forwarded from the Planning Committee to full Council that the CIL Policy be adopted.

PL22/212 Review of Planning Policies

Members considered planning policies which were required to be reviewed:

RESOLVED THAT:

The following policies be agreed and recommended to Council for adoption:

- i. Planning Protocol – review in 2024
- ii. Developer Engagement Policy – review in 2027

PL22/213 Castle Park

Members noted the response of the Assistant Director Policy in respect of the letter sent regarding the planning application for Castle Park.

PL22/214 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:	23/0073
Site address:	6 TULIP GARDENS PENRITH CUMBRIA CA11 8BY
Description:	Single storey side extension.
Response	No objection, off road parking is reconfigured but remains the same.

Planning application number:	23/0104
Site address:	WHITE GABLES WORDSWORTH STREET PENRITH CA11 7QY
Description:	Fell Sycamore.
Response	No Objection

Planning application number:	23/0085
Site address:	14 JUNIPER WAY PENRITH CA11 8UF
Description:	Prior Notification for a single storey rear extension.
Response	No Objection

Planning application number:	23/0026
Site address:	15 ROMAN ROAD PENRITH CA11 8DZ
Description:	Prior Notification for a single storey rear extension.
Response	No Objection

Planning application number:	23/0108
Site address:	9 BEACON CLOSE PENRITH CA11 8QH
Description:	Tree works in Conservation area comprising: remove 1, 2, 3, 4, 5, 6, 7, 9, 11, 12, 13 and significantly reduce the height and width of others along the boundary fence. Remove 14 and 16 and prune weeping tree (17).
Response	No objection but would like to see some replacement planting of native trees/shrubs for biodiversity and to help mitigate climate change

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:	23/0064
Site address:	LAND OFF BEACON EDGE PENRITH CA11 8QH
Description:	Outline application for a residential development, with approval sought for access, layout and scale.
Response:	<p>RESOLVED THAT:</p> <p>A response of no objection be returned to Eden District Council with the following concerns and comments:</p> <p>i. the access to the new development will be from a private unadopted road for Kitchen Gardens. Access is on a bend on the road and just off Beacon Edge. There are concerns that this could create a hazard, especially during the build phase. It is essential that a construction management plan is submitted to and approved by the LPA prior to any development taking place.</p> <p>ii. In line with the development of Kitchen Gardens, it is requested that a condition be added to the application to ensure that the ridge lines, position, scale and massing don't compromise the character and amenity value, including views of the Lake District from Beacon Edge, to the detriment of nearby residents and the public at large.</p> <p>iii. The leylandii hedge against Beacon Edge, which is a relatively recent addition, should be removed, leaving the tree, and replanted with an indigenous hedge to assist carbon sequestration.</p> <p>iv. The offsite mitigation for nutrient neutrality should be secured for the recommended length of time (50 years?) and given careful consideration. Is shrub land the best for carbon sequestration? The applicants should be encouraged to talk to Cumbria Wildlife Trust about this or giving consideration to grass pasture and wildflower meadow.</p>

Planning application number:	22/0954
Site address:	CROSSFIELD FARM BOWSCAR PENRITH CA11 9NQ
Description:	Creation of haulage yard with associated workshop, vehicle wash area, parking, package treatment plant, landscaping and access.
Response:	<p>RESOLVED THAT a response objecting to the application be returned to Eden District Council on the following grounds:</p> <p>i. The proposed development is on a greenfield site and not allocated within the Eden Local Plan for any sort of development and it therefore assumed that it was proposed to be retained as agricultural land. It is not in compliance with the Local Plan with no overriding material considerations.</p> <p>ii. The area in question is 1.8 miles from the outskirts of Penrith so not adjacent to the town, open and rural in nature with only a few agricultural or residential developments within the immediate area.</p> <p>iii. Policy EC3 of the Eden Local Plan states that employment development within and adjacent to existing settlements will be permitted when four criteria are met The building itself is a large 24m x 16m by 12m high building between the existing farm buildings and the road. There is a proposal to surround it with 1.8m high security fencing. Penrith Town Council believes that given the location, the development introduces a large and incongruous development which is of a scale that is unsympathetic to this rural greenfield site and would cause harm to the local amenity and to this area of open countryside.</p> <p>iv. This is the relocation of an existing business that says that their current yard is inefficient for business and provides no room for expansion. They state that they have a good relationship with neighbours although there is always potential for this to be problematic in the future. Within the Eden Local Plan, land is allocated in Policy PEN1 for employment purposes as an extension to Gilwilly Business Park and at Skirsgill. Longer term strategic growth is identified at Newtown Rigg College which is no longer an educational facility. This is a departure from the now adopted Eden Local Plan and, if approved, would set a precedent for large scale development in the open countryside.</p>

Planning application number (continued)	22/0954
Site address:	CROSSFIELD FARM BOWSCAR PENRITH CA11 9NQ
Response (Continued)	<p>v. The development would cause harm to local amenity through the loss of open farmland as it sits in a highly visible position on a major route into the town.</p> <p>vi. The site is not adjacent to Penrith with easy walking and cycling links</p>

Planning application number:	23/0097
Site address:	PENRITH RAILWAY STATION ULLSWATER ROAD PENRITH CA11 7JQ
Description:	Listed Building Consent for the installation of a drinking water bottle refill station to the external wall of the station on Platform 1.
Response	RESOLVED THAT a response of No Objection be returned to Eden District Council..

Planning application number:	23/0037
Site address:	LAND NORTH OF EDEN BUSINES PARK COWPER ROAD PENRITH CA11 9FW
Description:	Outline application for Class B2, Class B8 and Class E(g) development, with approval sought for access.
Response:	<p>RESOLVED THAT a response of No Objection in principle be returned to Eden District Council with the following comment.</p> <p>Although this is an outline application for land allocated within the Eden Local Plan, the access to the site is not clear and seems to show access along the public footpath running alongside the site. Given that this is a very well used footpath it is essential that any access and egress from this site is completely separate to the footpath to maintain the amenity and safety for pedestrians.</p>

PTC22/215 Next Meeting

Members noted that due to parish elections, the next meeting was scheduled for 5 June 2023 at a time to be agreed, 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