



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 5 June 2023**, at 1.30pm. Board Room, Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PRESENT

Cllr Holden - Carleton Ward

Cllr Jackson - North Ward

Cllr D Jayson - North Ward

Cllr Snell - West Ward

Cllr Thomson - 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 JUNE 2023

PART I

PL23/01 Apologies for Absence

Apologies for absence with reasons were received from Councillors Bowen and Shepherd.

PL23/02 Appointment of Vice Chair

RESOLVED THAT:

Councillor Holden be appointed Vice-Chair of the Planning Committee for the 2023/2024 Municipal Year.

PL23/03 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 Thomson declared a registrable interest in application 23/0333 as he lived close to the site. He said he would take no part in the debate or decision thereon.

PL23/04 Public Participation

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

A member of the public was in attendance and could answer questions relating to item 8 on the agenda if required.

PL23/05 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.

PL23/06 Terms of Reference

Members considered the current approved Terms of Reference for the Planning Committee which allow a membership of up to 6 Councillors.

RESOLVED THAT:

Council be recommended to approve a change to the Terms of Reference to allow up to 8 members of the Planning Committee

PL23/07 Speed Limits in Penrith

Members noted the verbal update provided by the Deputy Town Clerk. It was reported that Cabinet at Westmorland & Furness Council were being asked to agree to the development of a 20mph policy and criteria. If approved the proposed policy would be presented to Westmorland and Furness Council later in the year.

Issues about the danger of speeding traffic on Norfolk Road/Newton Road/Norfolk Road were raised and members were encouraged to report them on the W&F Hams system and to Cumbria Police.

PL23/08 Highways Issues

Members considered two highways issues relating to unauthorised parking on grass verges on Cedar Close High Carleton, and the mini roundabout on Scotland Road. Both issues had been raised by members of the public who had also raised them recently or previously with the Highways Authority.

Councillor D Jayson left the meeting at 1.55pm

Councillor D Jayson re-joined the meeting at 2.05pm

RESOLVED THAT:

Delegated authority be given to the Chair of the Planning Committee and Deputy Town Clerk to send a letter to the appropriate Departmental Director of Westmorland and Furness Council requesting that:

- i) the decision not to install signage or bollards on Cedar Close be reviewed, especially as nearby Maple Drive has similar signage;
- ii) consideration be given to review the safety of the mini roundabout on Scotland Road, looking at signage, reconfiguration etc; and
- iii) disappointment be expressed that there was no engagement with the residents on Cedar Close on the day of the site visit.

PL23/09 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:	23/0010
Site address:	PLOT 9 EDEN BUSINESS PARK PENRITH CA11 9FB
Description:	Variation of condition 2 (plans compliance) for design amendments to units 5 and 6, attached to approval 08/0330.
Response	No Objection

Planning application number:	23/0036
Site address:	HSBC 16 MARKET SQUARE PENRITH CA11 7SN
Description:	Replacement of the existing external through the wall ATM machine with new model.
Response:	No Objection

Planning application number:	23/0039
Site address:	HSBC 16 MARKET SQUARE PENRITH CA11 7SN
Description:	Advertisement Consent for ATM signage.
Response	No Objection

Planning application number:	23/0038
Site address:	Network Rail PENRITH RAILWAY STATION ULLSWATER ROAD PENRITH CA11 7JQ
Description:	Listed Building Consent for repairs, refurbishment and rebuilding of roof and skylight to the northern end of the island platform station building.
Response	No objection

Planning application number:	23/0061
Site address:	BISHOPS YARD HOUSE BISHOP YARDS PENRITH CA11 7XU
Description:	Prunus - Crown reduction by 35%.
Response	No Objection

Planning application number:	23/0046
Site address:	26 GRAHAM STREET PENRITH CA11 9LG
Description:	Single story rear extension.
Response	No objection, proposal is at the rear of the property, blends with existing and provides additional useable space

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 want to see some replacement planting of native trees/shrubs for biodiversity and to help mitigate climate change

Planning application number:	23/0105
Site address:	48 MILNER MOUNT PENRITH CA11 8EZ
Description:	Addition of two storey side extension, garage and porch.
Response:	No Objection

Planning application number:	23/0149
Site address:	FORMER PFK ANTIQUES AND FURNITURE SALE ROOM SKIRSGILL BUSINESS PARK NORTH SKIRSGILL PENRITH CA11 0DN
Description:	Change of use of former PFK furniture sale room (Sui Generis) to an office (class E).
Response	No Objection

Planning application number:	23/0159
Site address:	VOREDA HOUSE PORTLAND PLACE PENRITH CA11 7BF
Description:	Non Material Amendment for changes to some ground floor windows and doors, revised support structure for the external planting frames and amendments to extent and formation of paving and re-tarmacking, attached to approval 21/0970.
Response	No Objection

Planning application number:	23/0144
Site address:	PLUMPTON HEAD PLUMPTON PENRITH CA11 9NP
Description:	Change of use and extension of 2no agricultural buildings to create a single dwelling including associated operations.
Response	No Objection however would wish to see an updated bat and owl survey completed to ensure protection of protected species and we believe that a nutrient neutrality report should be submitted as this is a revised new application

Planning application number:	23/0131
Site address:	8 MIDDLEGATE PENRITH CA11 7PG
Description:	Listed Building Consent for the replacement of windows to front and rear and general repairs to roof, shop front and external redecoration.
Response:	No Objection but would like conditions relating to the retention and preservation of the plaques and rainwater hopper

Planning application number:	23/0168
Site address:	7 JUBILEE LODGE BEACON EDGE PENRITH CA11 7SQ
Description:	Removal of T1 - Conifer.
Response:	No objection but would like to see some alternative planting of native shrubs to assist with carbon sequestration

Planning application number:	23/0167
Site address:	BEACON BANK COTTAGE BEACON EDGE PENRITH CA11 7BD
Description:	Prune back overhanging Yew Tree to approx 2m from boundary fence.
Response	No Objection

Planning application number:	23/0192
Site address:	11 ALDER ROAD PENRITH CUMBRIA CA11 8TT
Description:	Proposed single storey rear sun room extension.
Response	No Objection

Planning application number:	23/0134
Site address:	AGRICULTURAL HALL SKIRSGILL PENRITH CUMBRIA CA11 0DN
Description:	Roof over existing livestock handling pens.
Response	No Objection

Planning application number:	23/0219
Site address:	JOHN BEATY TRANSPORT LTD STATION VIEW PENRITH CA11 0BX
Description:	Erection of side extension.
Response	No Objection

Planning application number:	23/0227
Site address:	MYERS LANE BUSINESS PARK MYERS LANE PENRITH CA11 9DP
Description:	Erection of a building and the siting of shipping containers. Part retrospective.
Response	No Objection but a condition relating to operating hours to respect the amenity of the nearby residential properties should be included.

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>Objection</p> <p>Although the site itself is suitable for small scale development, Penrith Town Council objects on the grounds of the access which is along a well used public footpath and included within the Local Cycling and Walking Infrastructure proposals. Any access to this site should be direct off Cowper Road to ensure that all vehicles are kept away from the public footpath.</p>

Planning application number:	23/0231
Site address:	PENRITH CRICKET CLUB WETHERIGGS LANE PENRITH CA11 8PE
Description:	Erection of new cricket club changing facilities building.
Response:	No Objection. The proposed development will enhance the facilities at the club.

Planning application number:	23/0230
Site address:	32 BRENTFIELD WAY, PENRITH
Description:	Two storey side extension
Response:	No Objection.

Planning application number:	23/0248
Site address:	LAND AND BUILDINGS AT GILWILLY ROAD GILWILLY ROAD PENRITH CA11 9BL
Description:	Prior Notification for replacement of existing 15m monopole mast with 30m lattice sharable mast with 6no antenna and 2no mounted dishes, and associated ancillary development.
Response	No Objection

Planning application number:	23/0243
Site address:	LAND AT RAISELANDS FARM SCOTLAND ROAD PENRITH
Description:	Advertisement Consent for 1no non-illuminated pole mounted notice board sign.
Response	No Objection

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:	No objection however as the plans still aren't clear with no revised site plan showing access, it is essential that it is conditioned that the access and egress from the site should be off Cowper Road well away from the public footpath.

Planning application number:	23/0270
Site address:	HOWDENS JOINERY HARTNESS ROAD PENRITH CA11 9BD
Description:	Variation of condition 2 (plans compliance) to reposition the extension away from rear retaining wall and drainage, attached to approval 22/0297.
Response	No Objection

Planning application number:	23/0249
Site address:	LAND OF GREEN BANK ROAD EDEN BUSINESS PARK PENRITH CA11 9FB
Description:	Discharge of condition 9 (noise validation report) and confirmation of compliance with condition 16 (cumulative noise level), attached to approval 21/0356.
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:	23/0304
Site address:	GENERAL WOLFE 6 - 7 LITTLE DOCKRAY PENRITH CA11 7HL
Description:	Listed Building Consent for alterations to the internal layout, including relocation of customer toilets.
RESOLVED THAT:	
A response of NO OBJECTION be returned to Westmorland & Furness Council.	

Planning application number:	23/0236
Site address:	38 - 39 GREAT DOCKRAY PENRITH CA11 7BN
Description:	Listed Building Consent for the replacement of timber framed single glazed shop front window with timber framed double glazed shop front window.
RESOLVED THAT:	
A response of NO OBJECTION be returned to Westmorland & Furness Council as the application was replacing wood glazing with double glazed wood making the building more environmentally friendly whilst retaining the character of the listed building in the conservation area.	

Having declared an interest in the following application, Councillor Thomson took no part in the discussion and decision thereon.

Planning application number:	23/0321
Site address:	45 WORDSWORTH STREET PENRITH CA11 7QY
Description:	Fell Holly tree.
RESOLVED THAT:	
A response of NO OBJECTION be returned to Westmorland & Furness Council with a request that the replacement planting be of native shrubs and bushes.	

Planning application number:	23/0333
Site address:	BRACKENBER COURT MUSGRAVE STREET PENRITH CA11 9AT
Description:	Pine subject to TPO - Prune back low branch overhanging the bin store by 2-3m. Pine subject to TPO - Prune back building face of building by 2m and shape in, remove major deadwood.
RESOLVED THAT:	
A response of NO OBJECTION be returned to Westmorland & Furness Council.	

Planning application number:	23/0327
Site address:	GO OUTDOORS ULLSWATER ROAD BUSSINESS PARK ULLSWATER ROAD PENRITH CUMBRIA CA11 7EH
Description:	Advertisement Consent for 1no internally illuminated fascia sign, 1no externally illuminated panel, 1no non illuminated digitally printed vinyl, 6no non illuminated pole mounted panels, 1no non illuminated panel and 1no internally illuminated free standing totem.
RESOLVED THAT: A response of NO OBJECTION be returned to Westmorland & Furness Council.	

Planning application number:	23/0324
Site address:	PENRITH RAILWAY STATION ULSWATER ROAD PENRITH CUMBRIA CA11 7JQ
Description:	Discharge of condition 4 (glazing), attached to Listed Building Consent 23/0038.
RESOLVED THAT: A response of NO OBJECTION be returned to Westmorland & Furness Council.	

Planning application number:	23/0334
Site address:	18 TYNE CLOSE AVENUE PENRITH CA11 7ER
Description:	Erection of single storey side, rear and front elevation extension.
RESOLVED THAT: A response of NO OBJECTION be returned to Westmorland & Furness Council with a request that any changes to off road parking should be permeable to reduce water runoff.	

Planning application number:	23/0312
Site address:	2 FRIARS RISE PENRITH CUMBRIA CA11 8DB
Description:	Addition of two storey side extension and front porch extension.
RESOLVED THAT: A response of NO OBJECTION be returned to Westmorland & Furness Council.	

Planning application number:	23/0342
Site address:	CATERPREP GREENBANK ROAD EDEN BUSINESS PARK PENRITH CA11 9FB
Description:	Advertisement Consent for 1no non-illuminated pole mounted sign.
RESOLVED THAT: A response of NO OBJECTION be returned be returned to Westmorland & Furness Council.	

PTC23/10 Times of Meetings

Members considered the start of Planning Committee meetings.

RESOLVED THAT:

The start times of meetings be moved to 4pm provided the room was available.

PTC23/11 Next Meeting

Members noted that the next meeting was scheduled for 3 July 2023 at 4.00pm, 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