



# 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 3 July 2023**, at 4.00pm. Board Room, Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

### PRESENT

Cllr Bowen	Pategill Ward
Cllr Holden	Carleton Ward
Cllr Jackson	North Ward
Cllr D Jayson	North Ward
Cllr Shepherd	East Ward
Cllr Snell	West Ward
Cllr Thomson	West Ward

Deputy Town Clerk

The Town Council resolved from 15 May 2023, 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  
3 JULY 2023**

**PART I**

**PL23/12 Apologies for Absence**

There were no apologies for absence

**PL23/13 Minutes**

**RESOLVED THAT:**

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 5 June 2023 and agreed they be signed as such, when permissible.

**PL23/14 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.

**PL23/15 Public Participation**

Members noted that the planning agent and applicant for planning application 23/0416 was in attendance to make a short presentation and answer any queries that members had.

**RESOLVED THAT:**

Planning Application 23/0416 be considered at the start of agenda item 7b.

**PL23/16 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.

**PL23/17 Date of January Meeting**

**RESOLVED THAT:**

The approved date of the January meeting be moved from 8 January to 15 January 2024.

## PL23/18 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:	23/0296
Site address:	HUNTER HALL SCHOOL CARLETON PENRITH CA11 8UA
Description:	Listed Building Consent for the replacement of existing single glazed timber windows with double glazed timber windows.
Response:	No Objection, replacement windows make the building more sustainable and energy efficient.

Planning application number:	23/0305
Site address:	1 VICTORIA ROAD PENRITH CUMBRIA CA11 8HR
Description:	Conservation area tree works comprising fell 14no Conifers.
Response	Trees standing away from the wall should be retained as they add to the conservation area on a main route coming into Penrith.

Planning application number:	23/0293
Site address:	HIGHWAYS DEPOT SKIRSGILL PENRITH CA11 0DN
Description:	Formation of salt spreader vehicle wash bay.
Response:	No Objection but would wish a condition relating to drainage

Planning application number:	23/0340
Site address:	45 FOLLY LANE PENRITH CA11 8BU
Description:	Lawful Development Certificate for a proposed single storey rear extension.
Proposed Response	No Objection

Planning application number:	23/0343
Site address:	WHITE HORSE GREAT DOCKRAY PENRITH CA11 7BL
Description:	Discharge of condition 3 (Historic Building Recording), attached to approval 21/0990.
Response	No Objection

Planning application number:	23/0344
Site address:	WHITE HORSE GREAT DOCKRAY PENRITH CA11 7BL
Description:	Discharge of condition 3 (Historic Building Recording), attached to Listed Building Consent 21/0991.
Response	No Objection.

Planning application number:	23/0358
Site address:	3 WETHERIGGS LANE PENRITH CA11 8PD
Description:	Single storey side extension.
Response	No Objection

Planning application number:	23/0363
Site address:	JOHN BEATY TRANSPORT LTD STATION VIEW PENRITH CA11 0BX
Description:	Erection of side extension. Re-submission of 23/0219.
Response	No Objection.

Planning application number:	23/0366
Site address:	LAND NORTH OF EDEN BUSSINESS PARK COWPER ROAD PENRITH CUMBRIA CA11 9FW
Description:	Construction of site development access roads and drainage, including surface water attenuation basin and outfall.
Response	No Objection

Planning application number:	23/0382
Site address:	LAND AT CARLETON PENRITH CA11 8TY
Description:	Non Material Amendment to reposition the dwelling on plot 55, attached to approval 20/0995.
Response	No Objection

Planning application number:	23/0373
Site address:	32 THE PARKLANDS PENRITH CA11 8TF
Description:	Works to Oak (T2), subject to TPO123, comprising removal of branches.
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

## **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:	23/0416
Site address:	LAND AT CARLETON HALL FARM PENRITH CA11 8RQ
Description:	Erection of a convenience store including associated operations.

### **RESOLVED THAT:**

A response of NO OBJECTION be returned to Westmorland & Furness Council with a request that the following conditions be included.

1. In order for the development to be environmentally friendly and in line with climate polices adopted by both PTC and W&F Councils, the development should include innovative sustainable design solutions including PV panels, high standards of thermal insulation, rainwater harvesting etc

Planning application number (CONTINUED):	23/0416
Site address:	LAND AT CARLETON HALL FARM PENRITH CA11 8RQ
<p>2. There should be sustainable planting of native trees/shrubs on the site.</p> <p>3. A pavement should be installed on the south side of the A686 from the swan neck of the road to Carleton Brows to the site.</p> <p>4. Consideration should be given to the installation of a more formalised pedestrian crossing across the A686 nearer to the store.</p> <p>5. There should be at least one more disabled parking space provided to ensure disadvantaged groups can park easily.</p> <p>6. The parking area should have a permeable surface to reduce rainwater runoff.</p> <p>7. As the site is near an old settlement and the site of the roman road, an archaeological assessment should be undertaken, and any findings recorded.</p>	

Planning application number:	23/0373
Site address:	32 THE PARKLANDS PENRITH CA11 8TF
Description:	Works to Oak (T2), subject to TPO123, comprising removal of branches.
<p>Members were advised that this application had already been responded to under delegated responses so was not under discussion.</p>	

Planning application number:	23/0331
Site address:	2 WORDSWORTH TERRACE DROVER LANE PENRITH CA11 7QT
Description:	Listed Building Consent for the replacement of single glazed timber windows with double glazed timber windows.
<p><b>RESOLVED THAT:</b></p> <p>A response of NO OBJECTION be returned to W&amp;F Council as this improves the sustainability of the dwelling.</p>	

Planning application number:	23/0379
Site address:	LAND NORTH OF BOWSCAR ROAD BOWSCAR PENRITH
Description:	Erection of portal frame building to roof over existing livestock handling area.
<b>RESOLVED THAT:</b>	
A response of NO OBJECTION be returned to W&F Council.	

Planning application number:	23/0415
Site address:	AMBULANCE STATION BRIDGE LANE PENRITH CA11 8HY
Description:	External alterations to windows/doors and vehicular access apertures and internal reconfiguration works.
<b>RESOLVED THAT:</b>	
A response of NO OBJECTION be returned to W&F Council.	

Planning application number:	23/0412
Site address:	HILL HOUSE FELL LANE PENRITH CA11 8BJ
Description:	Listed Building Consent for the replacement of 9no timber and 2no uPVC existing windows with heritage style double glazed uPVC.
<b>RESOLVED THAT:</b>	
A response be returned to W&F Council OBJECTING to the application on the following grounds:	
The building is a large prominent Grade II listed building in the Conservation Area. The replacement of the 9no timber windows with uPVC fails to conserve or enhance the significance of the designated heritage asset and there are no public benefits which outweigh the harm caused to the significance of the listed building and therefore does not accord to Policy ENV10 of the Eden Local Plan.	

Planning application number:	23/0411
Site address:	HILL HOUSE FELL LANE PENRITH CA11 8BJ
Description:	Replacement of 9no timber and 2no uPVC existing windows with heritage style double glazed uPVC.
<b>RESOLVED THAT:</b>	
A response be returned to W&F Council OBJECTING to the application on the following grounds:	
The building is a large prominent Grade II listed building in the Conservation Area. The replacement of the 9no timber windows with uPVC fails to conserve or enhance the significance of the designated heritage asset and there are no public benefits which outweigh the harm caused to the significance of the listed building and therefore does not accord to Policy ENV10 of the Eden Local Plan.	

**Councillor Jackson declared a registrable interest in the following application as a relative lived nearby.**

Planning application number:	23/0402
Site address:	2 MILNER MOUNT PENRITH CA11 8HE
Description:	Removal of existing single storey side extension and erection of two storey side extension, single storey rear extension and raised off street parking area.
<b>RESOLVED THAT:</b>	
A response of NO OBJECTION be returned to W&F Council with the comments that	
<ol style="list-style-type: none"> <li>1. The off-street parking should be permeable to reduce rain water runoff.</li> <li>2. The extension should be insulated to modern environmental standards</li> </ol>	

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.
<b>RESOLVED THAT:</b>	
A response of NO OBJECTION be returned to W&F with the comments that:	
<ol style="list-style-type: none"> <li>1. The proposed lighting should be LED and face into the site to protect the residential amenity of the neighbouring properties.</li> <li>2. the boundary hedge should be retained with consideration given to including additional planting for landscaping where possible.</li> <li>3. A condition should be including limiting the hours of operation on Sundays and bank holidays to protect the amenity of local residents.</li> </ol>	



## **PTC23/19 Next Meeting**

Members noted that the next meeting was scheduled for 4 September 2022 at 4.00pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

### **RESOLVED THAT**

An extra ordinary meeting of the Planning Committee be convened on 24 July 2023 at 4pm to consider an item received that cannot wait until the next meeting.

### **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](mailto:office@penrithtowncouncil.co.uk)