



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 4 September 2023**, at 4.00pm, Unit 2, 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 Snell	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 4 SEPTEMBER 2023

PART I

PL23/20 Apologies for Absence

Apologies for absence were received from Councillor Shepherd.

PL23/21 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on 3 July 2023 and agreed they be signed as such.

PL23/22 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.

Councillor D Jayson declared a registrable interest in application no 23/0541 (Omega Proteins) as he had attended the public meeting and was talking to them about odour emissions.

PL23/23 Public Participation

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

PL23/24 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.

PL23/25 Planning Application 22/0989

Members noted the decision of the Secretary of State for Levelling Up, Housing and Communities not to call in the outline planning application for Class E(g) and/or Class B2 and/or Class B8 development, with approval sought for access at A6 and B5303, Stoneybeck, Bowscar. This allows determination by the Local Planning Authority who approved the application at their meeting on 16 March 2023

The application is subject to a S106 agreement which is required to be signed before the decision notice is issued.

PL23/26 Government Consultation on Proposed Changes to Permitted Development and Planning Rules

Members considered the Government consultation on proposed changes to permitted development. Comments were considered and Members expressed their views.

RESOLVED THAT:

Delegated authority be given to the Chair of the Planning Committee and Deputy Town Clerk to respond by letter to the themes of the consultation taking into account the views and comments made by Councillors.

PL23/27 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:	23/0366
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

Planning application number:	23/0428
Site address:	MOLE END BALMERS FARM PLUMPTON PENRITH CA11 9NP
Description:	Removal of extensions and addition of new bay window, porch and internal alterations.
Response	No Objection

Planning application number:	23/0426
Site address:	THE HOLLIES WORDSWORTH STREET PENRITH CA11 7QZ
Description:	Conservation area tree works, comprising; trimming of 5no trees to a height of 5m above carriageway. Trim yellow conifer and Rowan tree.
Response	No Objection

Planning application number:	23/0432
Site address:	36 LOWTHER STREET PENRITH CA11 7UQ
Description:	1x Rowan tree - 10-20% crown reduction as the tree is interfering with a BT cable. 1x Apple tree - crown balance due to the tree heavily leaning.
Response	No Objection

Planning application number:	23/0443
Site address:	OMEGA PROTEINS PENRITH LTD PROCESSING PLANT PENRITH CA11 0BX
Description:	Discharge of condition 5 (archaeology), attached to approval 21/0752.
Response	No Objection The submission of a written scheme of investigation complies with the planning conditions

Planning application number:	23/0436
Site address:	85 RAISELANDS CROFT PENRITH CA11 9JN
Description:	Addition of rear wash pod extension for a disabled person.
Response	No Objection

Planning application number:	23/0424
Site address:	37 CROFT AVENUE PENRITH CA11 7RG
Description:	Proposed replacement single storey rear extension.
Response	No Objection

Planning application number:	23/0462
Site address:	20 STICKLANDGATE PENRITH CUMBRIA CA11 7QA
Description:	Conservation area tree works - T1 - Copper Beech, crown reduce all round by 2m.
Response	No Objection but would prefer to see crown thinning rather than reduction.

Planning application number:	23/0475
Site address:	2 LABURNUM WAY PENRITH CA11 8UJ
Description:	Replacement of existing side extension and porch with two storey side extension, front porch and extension of parking area and fencing.
Response	No Objection

Planning application number:	23/0477
Site address:	HAWTHORN ALEXANDRA ROAD PENRITH CA11 9AL
Description:	Replacement of existing 2no 1 bed single storey cluster accommodation units with 2no 2 bed two storey cluster accommodation units.
Response	No objection

Planning application number:	23/0498
Site address:	THE COTTAGE BISHOP YARDS PENRITH CA11 7XU
Description:	SALIX BABYLONICA - Weeping Willow; reduction by 3-5m to form a pollard structure and general garden pruning.
Response	No Objection, work is to make safe due to decay and for the protection of neighbouring property

Planning application number:	23/0230
Site address:	32 BRENTFIELD WAY PENRITH CA11 8DL
Description:	Two storey side extension - revised scheme.
Response	No Objection

Planning application number:	23/0453
Site address:	LAND OFF MARDALE ROAD PENRITH
Description:	Use of land for storage of construction plant and equipment and creation of hardcore hardstanding area.
Proposed Response	<p>No objection however there should be conditions to accord to Policy ENV9 of the Eden Local Plan:</p> <ul style="list-style-type: none"> • limiting hours of operation to protect the residential amenity of local residents; and • relating to lighting and light spillage to protect the residential amenity of local residents.

Planning application number:	23/0499
Site address:	24 BEACON EDGE PENRITH CA11 7SG
Description:	Fell Silver Birch.
Response	No objection due to domination of tree. Would wish to see replacement planting of a small native tree or shrub to help with carbon sequestration.

Planning application number:	23/0473
Site address:	26 ALBERT STREET PENRITH CA11 7XA
Description:	Listed Building Consent to convert a second floor bedroom to a bathroom.
Response	No objection

Planning application number:	23/0466
Site address:	BARN SOUTHWEST OF DROVERS GATE EDENHALL PENRITH CA11 8TD
Description:	Proposed change of use of barn to residential dwelling.
Response	<p>PTC wishes to OBJECT to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. The application does not accord to Policies LS1, RUR3, DEV3 and HS1 of the Eden Local Plan. 2. The proposed development does not propose to reuse a traditional building and the building is not of sufficient architectural quality to make it worthy of retention. 3 Policy LS1 states specifically that to qualify as a rural exception housing, the site must be in a location considered suitable for the development of affordable housing and evidence should be provided as to why that is justified. The Town Council believes that the site is not suitable for affordable housing, there are no nearby amenities and no existing public transport, or likely to be any. The applicant has provided no evidence or justification for the development. 4. Any development would be contrary to Policy HS1 which states that in rural areas, new housing will be restricted to affordable housing in an existing settlement of 3 or more houses

Planning application number:	23/0002
Site address:	4 MONNINGTON WAY PENRITH CA11 8QJ
Description:	Variation of condition 2 (plans compliance) to increase the ridge and eaves height, attached to approval 21/0846.
Response	No Objection on the grounds that the additional proposed is only 13cm above that allowed under permitted development rights however PTC would still wish that their previous comments regarding scale, massing, overshadowing and out of character with the surrounding bungalows., doesn't respect the local context and doesn't fit with the street scene be noted.

Planning application number:	23/0509
Site address:	FORMER PFK ANTIQUES AND FURNITURE SALE ROOM SKIRSGILL BUSINESS PARK NORTH SKIRSGILL PENRITH CA11 0DN
Description:	Variation of condition 2 (plans compliance) for changes to the parking layout, attached to approval 23/0149.
Response	No Objection

Planning application number:	23/0521
Site address:	63 WORDSWORTH STREET PENRITH CA11 7QY
Description:	Removal of Conifer in conservation area.
Response	No objection but would like to see planting of a small native tree or shrub to help with carbon sequestration

Planning application number:	22/0105
Site address:	BOOTH'S BRUNSWICK ROAD PENRITH CUMBRIA CA11 7JX
Description:	Variation of conditions 7 (operating hours) and 8 (delivery vehicle reversing alarms) to allow for deliveries from 08:30 and store/cafe opening from 09:30 on Sundays, attached to approval 09/0256.
Response:	<p>OBJECT – it is considered that the adverse impacts on the nearby residential amenity, created through noise disturbance would significantly and demonstrably outweigh the benefits when assessed against Eden Local Plan policy ENV9.</p> <p>Granting such an application would set a precedence for the other supermarkets within town who all currently have a condition limiting the operating and delivery hours.</p>

Planning application number:	23/0557
Site address:	CHRIST CHURCH DROVERS LANE PENRITH CA11 9EP
Description:	5. Hawthorn - Leaning and crown dieback - Fell 6. Holly - In church footing - Fell 7. Copper Beech - Touching church roof Prune to create 2 metre clearance 9. Rowan - Deadwood in crown. crown clean

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:	23/0541
Site address:	OMEGA PROTEINS PENRITH LTD PROCESSING PLANT PENRITH CA11 0BX
Description:	Variation of condition 4 (helicopter movements) to increase the number of movements to and from the site, attached to approval 20/0663
RESOLVED THAT:	
A response of NO OBJECTION be returned to W&F Council with the comment that the proposed condition is acceptable too.	

Planning application number:	23/0529
Site address:	WEST VIEW TRAINING CENTRE A6 NORTH OF PENNYHILL PARK PENRITH
Description:	Variation of condition 2 (five year permission) to extend permission for a further five years, attached to approval 18/0556.
RESOLVED THAT:	
A response of NO OBJECTION be returned to W&F Council	

Planning application number:	23/0454
Site address:	Jeld-Wen UK Ltd FACTORY AND PREMISES MARDALE ROAD PENRITH CA11 9EH
Description:	Advertisement Consent for a 8.9m x 2m non-illuminated pole mounted sign.
RESOLVED THAT:	
A response of NO OBJECTION be returned to W&F Council.	

Planning application number:	23/0557
Site address:	CHRIST CHURCH DROVERS LANE PENRITH CA11 9EP
Description:	5. Hawthorn - Leaning and crown dieback - Fell 6. Holly - In church footing - Fell 7. Copper Beech - Touching church roof Prune to create 2 metre clearance 9. Rowan - Deadwood in crown. crown clean.
RESOLVED THAT:	
A response of NO OBJECTION be returned to W&F Council with a request that some replacement planting of a native tree/shrub takes place to compensate for the loss of the Hawthorn and Holly and to help mitigate climate issues and help greening and biodiversity.	

Planning application number:	23/0560
Site address:	12 CARLETON ROAD PENRITH CA11 8JN
Description:	Proposed replacement single storey rear extension.
RESOLVED THAT:	
A response of NO OBJECTION be returned to W&F Council.	

Planning application number:	23/0554
Site address:	PLUMPTON HEAD FARM PLUMPTON PENRITH CA11 9NP
Description:	Erection of an earth banked slurry lagoon and associated floating cover, ramp, hardstanding, and fence.

RESOLVED THAT:

A response OBJECTING to the application be returned to W&F Council on the following grounds:

1. it is not felt that the plans submitted are comprehensive enough to provide the detail necessary or how it sits in the land.
2. there is concern that the proposed development relies on a geotextile membrane, is near a water course and that any leakage would affect the water quality and cause pollution issues.
3. due to the proposed location of the site a full archaeological survey should be undertaken.

Planning application number:	23/0568
Site address:	LAND AT RAISELANDS FARM PENRITH CA11 9NQ
Description:	Advertisement Consent for 2no 'V' formation pole mounted stack signs, 2no straight pole mounted stack signs and 8no flags.

RESOLVED THAT:

A response OBJECTING to the application be returned to W&F Council on the following grounds:

1. Although there is no issue with the signage within the site which allows visibility from the railway, it is felt that the signage adjacent to the A6 is contrary to the requirements of Policies DEV5 and EC5 of the Local Plan.
2. The advertisement signs by virtue of the number, its appearance, scale, massing and location results in an incongruous form of advertising which is sited in a highly visible location at a gateway to the town, resulting in a prominent feature within the streetscene, therefore causing detrimental harm to the visual amenity of the area.
3. there is a potential that the visibility will be compromised at the entrance for the side for construction traffic turning into and out of the site thereby affecting highway safety on this busy bit of road.

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

PTC23/28 Next Meeting

Members noted that the next meeting was scheduled for 4pm on 2 October 2023 at 4.00pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR or that the meeting may be convened on this date via video conferencing.

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