



# Penrith Town Council

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

Tel: 01768 899 773 Email: [office@penrithtowncouncil.gov.uk](mailto:office@penrithtowncouncil.gov.uk)

**DATE:** 30 October 2023

**NOTICE IS HEREBY GIVEN** that an **ORDINARY MEETING** of **THE PLANNING COMMITTEE** will be held on Monday 6 November 2023, at 4.00pm and you are hereby **SUMMONED** to attend to transact the business as specified in the agenda and reports hereunder.

The meeting will be held at Unit 2, Church House, 19-24 Friargate, Penrith.

To assist in the speedy and efficient dispatch of business, Members should read the agenda and reports in advance of the meeting. Members wishing to obtain factual information on items included on the agenda are asked to enquire of the relevant officer **PRIOR** to 9.00am on the Friday prior to the meeting.

Members are asked to indicate if they wish to speak on an item **PRIOR** to the meeting (by 10.00am on the day of the meeting at the latest) by emailing [office@penrithtowncouncil.gov.uk](mailto:office@penrithtowncouncil.gov.uk)

## COMMITTEE MEMBERSHIP

Cllr Bowen	Pategill Ward	Cllr Knaggs	East Ward
Cllr Holden	Carleton Ward	Cllr Lawson	Carleton Ward
Cllr Jackson	North Ward	Cllr. Shepherd	East Ward
Cllr D Jayson	West Ward	Cllr. Snell	West Ward

Mr I. Parker, Acting Town Clerk

## **Public Participation**

Members of the public are welcome to attend. Details about how to comment on an agenda item are available on the Town Council Website.

## **Filming**

**Please note that this meeting may be filmed for live or subsequent broadcast via the internet or social media.**

**Please be advised that the Town Council does not record or live stream meetings.**

Penrith Town Council fully supports the principle of openness and transparency and has no objection to filming and reporting at its Full Council, and Committee meetings that are open to the public. It also welcomes the use of social networking websites, such as Twitter and Facebook, to communicate with people about what is happening, as it happens. Filming will only commence at the beginning of a meeting when the Chair opens the meeting with apologies and will finish when the meeting is closed or when the public may be excluded from an exempt item. The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and the press are not lawfully excluded.

## **General Power of Competence**

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.

# **AGENDA FOR THE MEETING OF PLANNING COMMITTEE MONDAY 6 NOVEMBER 2023**

## **PART I**

### **1. Apologies For Absence**

Receive apologies from Members.

### **2. Minutes**

Authorise the Chair to sign, as a correct record, the minutes of the meeting of the Planning Committee held on Monday 2 October 2023 and agree they be signed as such by the Chair.

### **3. Declarations of Interests and Requests for Dispensations**

Receive declarations by Members of interests in respect of items on this agenda and apply for a dispensation to remain, speak and/or vote during consideration of that item.

#### **ADVICE NOTE:**

Members are reminded that, in accordance with the revised Code of Conduct, they are required to declare any disclosable pecuniary interests or other registrable interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting.) Members may, however, also decide, in the interests of clarity and transparency, to declare at this point in the meeting, any such disclosable pecuniary interests which they have already declared in the Register, as well as any other registrable or other interests. If a Member requires advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote, he/she is advised to contact the Monitoring Officer at least 24 hours in advance of the meeting.

### **4. Public Participation**

Receive any questions or representations which have been received from members of the public. A period of up to 15 minutes for members of the public to ask questions or submit comments.

#### **ADVICE NOTE:**

Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. The public must make a request in writing to the Town Clerk **PRIOR** to the meeting, when possible. A member of the public can speak for up to three minutes. A question shall not require a response at the meeting nor start a debate on the question. The chair of the meeting may direct that a written or oral response be given.

## 5. EXCLUDED ITEM: Public Bodies (Admissions to Meetings) Act 1960

Determine whether any items 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, as publicity relating to that (any of those) matter/s may be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for the other special reasons noted in relation to that matter on the agenda.

## 6. Planning Applications

### a) DELEGATED RESPONSES TO NOTE

Planning application number:	23/0659
Site address:	2 CEDAR CLOSE PENRITH CA11 8TJ
Description:	Conversion of existing garage to provide additional accommodation with new pitched roof.
Response	No Objection

Planning application number:	23/0671
Site address:	UNITS B1 AND B2 BREWERY LANE PENRITH NEW SQUARES PENRITH
Description:	Advertisement Consent for 4no externally illuminated fascia signs and 1no internally illuminated menu board.
Response	No Objection but light spillage should be kept to a minimum and lights turned off when the unit is closed at night to protect amenity of residents

Planning application number:	23/0672
Site address:	FOREST HILL FARM GREENGILL LANE BOWSCAR CA11 8RY
Description:	Variation of condition 5 (occupancy restriction), attached to approval 10/0489.
Response:	No Objection

Planning application number:	23/0660
Site address:	2 BROOKLANDS CARLETON ROAD PENRITH CA11 8LT
Description:	Reduce height of Sycamore, subject to TPO T3 CC24-1979, by a maximum of 4m and shorten the length of stem.
Response	No Objection

## **b) PLANNING APPLICATIONS FOR CONSIDERATION**

Consider the following applications for which information can be found on the Westmorland and Furness Council Website

**<http://eforms.eden.gov.uk/fastweb/search.asp>** by inserting the appropriate planning reference number.

Planning application number:	23/0681
Site address:	9 ANGEL SQUARE PENRITH CA11 7BT
Description:	Infill extension to provide single storey entrance porch with roof terrace above and insertion of public access stairs to extend shop floor onto first floor.

Planning application number:	23/0694
Site address:	28 PARKLANDS WAY PENRITH CA11 8SD
Description:	Single storey side and rear extension.

Planning application number:	23/0629
Site address:	1 BOWLING GREEN LANE PENRITH NEW SQUARES PENRITH CA11 7GN
Description:	Advertisement Consent for 1no non-illuminated projecting sign, 8no non-illuminated fascia signs and 5no window graphics.

Planning application number:	23/0701
Site address:	ALMA CROFT GRAHAM STREET PENRITH CA11 9LB
Description:	20% crown reduction on 2x Yew trees. Remove Silver Birch.

### **Re-consultation**

Please see documents 23-0416 Amended Site Plan and 23-0416 Project Note on the W&F website (link above)

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

### **7. Next Meeting**

Note the next meeting is scheduled for 4 December 2023, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

### **PART II PRIVATE SECTION**

**There are no further items in this part of the Agenda.**

**FOR THE ATTENTION OF ALL  
MEMBERS OF THE PLANNING COMMITTEE  
AND FOR INFORMATION TO 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 at <https://www.penrithtowncouncil.gov.uk/> or, in the case of planning applications, the link to applications on the Westmorland & Furness Council Website can be found at <http://eforms.eden.gov.uk/fastweb/search.asp>

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



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**DRAFT** Minutes of the meeting of

## **PLANNING COMMITTEE**

Held on Monday 2 October 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. Knaggs	East 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**

**MONDAY 2 OCTOBER 2023**

## **PART I**

### **PL23/29 Apologies for Absence**

Apologies for absence with reasons were received from Councillor Jayson, Lawson and Shepherd.

### **PL23/30 Minutes**

#### **RESOLVED THAT:**

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 4 September 2023 and agreed they be signed as such.

### **PL23/31 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 Holden declared that she had been in touch with the officer at Westmorland and Furness Council regarding the proposed traffic calming scheme on Carleton Hill Road which was in her ward and received maps.

### **PL23/32 Public Participation**

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

### **PL23/33 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.

### **PL23/34 Informal Consultation – Proposed Traffic Calming Measures, Carleton Hill Road**

Members considered the informal consultation relating to proposed traffic calming measures proposed by Westmorland and Furness Council on Carleton Hill Road. The proposals include 20mph roundels and traffic tables.

Following the informal consultation, the formal proposals will be advertised for wider public consultation.



## RESOLVED THAT:

Without prejudice, the Town Council has no objection to the proposals for Carleton Hill Road and welcomes the formal consultation to move forward with the scheme.

## PL23/35 2024/25 Budget: Process and Proposals

Members considered the joint report of the Responsible Finance Office and Services and Contracts Manager.

## RESOLVED THAT:

- i. the current Planning budget of £10,000 for the current year and 2025/26 be retained and review the budget for 2026/27 and 2027/28 at a future meeting.
- ii. the budget for Climate Change projects be transferred to either Council or another Committee dependent on the outcome of the review of the climate and biodiversity strategy.
- iii. that a growth bid of £5,000 for 2024/25 be submitted to support the development of a plan to identify improvements which would enhance the public realm and street scape in a cohesive way.

## 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:	23/0416
Site address:	LAND AT CARLETON HALL FARM PENRITH CA11 8RQ
Description:	Erection of a convenience store including associated operations.
Comments	<p>Although Penrith Town Council has no objection in principle, it <b>strongly requests</b> that the following conditions be included.</p> <ol style="list-style-type: none"><li>1. In order for the development to be environmentally friendly and in line with climate polices adopted by both PTC and W&amp;F Councils, the development should include innovative sustainable design solutions including PV panels, high standards of thermal insulation, rainwater harvesting etc</li><li>2. There should be sustainable planting of native trees/shrubs on the site.</li></ol>

	<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 as the proposed route is totally unacceptable.</p> <p><b>It is disappointing that it assumed by the developer that residents from Brougham Fields and the existing houses at Eamont Chase Carleton, many occupied by older people, would choose to cross the busy A686 at the existing crossing, then cross the busy Carleton Road Junction, walking along the western footpath to cross again nearer the store. This does not make the store 'convenient' for these residents. It would also be essential for the 30mph to be extended past this area as footfall to the store is likely to increase beyond current figures so safety must be a priority.</b></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>
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## **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.

**Members considered the following two planning applications together and voted on them separately.**

Planning application number:	23/0485
Site address:	25 QUEEN STREET PENRITH CA11 7XD
Description:	Listed Building Consent for renovation and alterations to dwelling to include single storey extension with disabled access and accommodation and replacement front dormer.
<b>RESOLVED THAT:</b>	
A response of NO OBJECTION be returned to Westmorland and Furness Council.	

Planning application number:	23/0484
Site address:	25 QUEEN STREET PENRITH CA11 7XD
Description:	Renovation and alterations to dwelling to include single storey extension with disabled access and accommodation and replacement front dormer.
<b>RESOLVED THAT:</b>	
A response of NO OBJECTION be returned to Westmorland and Furness Council along with the following comments:	
<ul style="list-style-type: none"> <li>i. Although the Town Council would prefer to see Wooden windows in a listed building in a Conservation area, at least on the lower storey windows, this building is in an unobtrusive position and in a very poor state of repair. Any UpVC windows should be heritage windows which look like wood.</li> <li>ii. It is felt that the overwhelming benefit of bringing a listed building back into use, with an accessible extension for a person with disability outweighs any harm to the building or conservation area.</li> <li>iii. the proposed works make the house future proofed by incorporating environmentally sustainable features.</li> </ul>	

Planning application number:	23/0605
Site address:	51 VERONA GRAHAM STREET PENRITH CA11 9LE
Description:	Irish Yew (T1) Fell.
<b>RESOLVED THAT:</b>	
A response of NO OBJECTION be returned to Westmorland and Furness Council with a request that the applicants be taken up on their offer to plant a native tree in place of the Yew to assist with biodiversity and help mitigate greenhouse gasses.	

Planning application number:	23/0572
Site address:	HOWDENS HOWDENS JOINERY HARTNESS ROAD GILWILLY INDUSTRIAL ESTATE PENRITH CA11 9BD
Description:	Variation of condition 2 (plans compliance) to increase the width of the vehicular access, attached to approval 23/0270.
<b>RESOLVED THAT:</b>	
A response of NO OBJECTION be returned to Westmorland and Furness Council.	

Planning application number:	23/0599
Site address:	TELEPHONE EXCHANGE FRIARGATE PENRITH CA11 7XR
Description:	Retrospective siting of 2no secure storage containers to house materials and equipment in support of the telecoms infrastructure.
<b>RESOLVED THAT:</b>	
A response of NO OBJECTION be returned to Westmorland and Furness Council with a request that the development be conditioned so that the hours of operation are restricted to protect the amenity of nearby residential properties. Disappointment was also expressed that this was a retrospective application.	

Planning application number:	23/0575
Site address:	THACKA HOUSE MILTON STREET PENRITH CA11 9HY
Description:	Removal of condition 3 (ancillary accommodation), attached to approval 18/0627.

**RESOLVED THAT:**

A response OBJECTING to the application on the following grounds be returned to Westmorland and Furness Council:

- i. Thacka Gate and Thacka House (formerly listed as Thackagate) are listed as Grade II properties which, it assumes, includes the curtilage.
- ii. the original application (18/0627) was for ancillary accommodation to Thacka House to ensure that the character of the area within the conservation area was preserved and a separate dwelling was not created. The reasons for this condition have not changed as the character of the area still requires to be preserved. Retention of this condition would ensure that the development so far approved accords to Policy ENV10 of the Eden Local Plan.
- iii. the boundary wall and garden are a feature of older properties in this area and should be retained in order to preserve the character of the area rather than removed

**Councillor Jackson declared a registrable interest in the following application as it was near where he would be moving to. He said he would take no part in the discussion or consideration thereof.**

Planning application number:	23/0610
Site address:	4 CARLETON MEADOWS PENRITH CA11 8UR
Description:	Change of use of domestic garage to podiatry/chiroprody clinic and addition of side lean-to porch extension.

**RESOLVED THAT:**

A response OBJECTING to the application should be returned to Westmorland and Furness Council on the following grounds:

- i. the proposed business is in a wholly residential area where clients could affect the residential amenity of neighbouring properties.
- ii. Should the homeowner be in parking for clients would need to be on the highway which is near on a bend in the road and near the bus gate therefore affecting highway safety.

Should Westmorland & Furness Council be minded to approve the application it is essential that conditions are imposed on the hours of operation (9.30am to 6.00pm Monday to Friday), that the door should remain closed at all times other than access and egress and that the clinic should be ancillary to the residential use, operated by the person living in the house and limited to one customer at a time.

## Reconsultation

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 timber windows
<b>RESOLVED THAT:</b> A response of NO OBJECTION be returned to Westmorland and Furness Council.	

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 timber windows.
<b>RESOLVED THAT:</b> A response of NO OBJECTION be returned to Westmorland and Furness Council.	

## PTC23/28 Next Meeting

Members noted that the next meeting was scheduled on 6 November 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

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