



Penrith Town Council

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

Tel: 01768 899 773 Email: office@penrithtowncouncil.gov.uk

DATE: 28 November 2023

NOTICE IS HEREBY GIVEN that an **ORDINARY MEETING** of **THE PLANNING COMMITTEE** will be held on Monday 4 December 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 1.00pm on the day of the meeting at the latest) by emailing office@penrithtowncouncil.gov.uk

COMMITTEE MEMBERSHIP

Cllr Bowen
Cllr Holden
Cllr Jackson
Cllr D Jayson

Pategill Ward
Carleton Ward
North Ward
West Ward

Cllr Knaggs
Cllr Lawson
Cllr. Shepherd
Cllr. Snell

East Ward
Carleton Ward
East Ward
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 4 DECEMBER 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 6 November 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. Developer Engagement Policy

To consider and recommend that Council approves the reviewed policy.

7. Neighbourhood Development Plan

To give delegated authority to the Chair and Deputy Town Clerk to prepare documentation to provide residents and businesses with information in preparation for any forthcoming referendum and which will come back to a future meeting of this Committee for final approval.

8. Budget Expenditure Request

To consider the attached request for budget expenditure to initiate work on town centre improvements.

9. Planning Applications

a) DELEGATED RESPONSES TO NOTE

Planning application number:	23/0585
Site address:	38 NETHEREND ROAD PENRITH CA11 8PG
Description:	Replacement of existing garage and sunroom with side and front extension.
Response:	No Objection

Planning application number:	23/0630
Site address:	LAND OFF GREENBANK ROAD EDEN BUISNESS PARK PENRITH CA11 9FB
Description:	Variation of condition 2 (plans compliance) to reduce the number of openings to the front and rear elevations and addition of a window to side elevation, attached to approval 22/0398.
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.
Comment:	All that has changed on this application (see attached) is the additional of parking spaces including a disabled parking space.
Response	A response of NO OBJECTION be returned to W&F with the comments that: 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 including limiting the hours of operation on Sundays and bank holidays to protect the amenity of local residents.

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

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

Planning application number:	23/0690
Site address:	9 BRUNSWICK SQUARE PENRITH CA11 7LW
Description:	Fell Ash.
Response:	No Objection but would wish to take up applicants on their offer to replant an appropriate native tree to aid carbon sequestration

Planning application number:	23/0683
Site address:	LAND KNOWN AS CARLETON HEIGHTS PENRITH
Description:	Non Material Amendment for the removal of the 4th storey of apartment block (plots 516-519) resulting in a reduction of 1no apartment (plot 520), attached to approval 18/0259.
Response:	No Objection

Planning application number:	23/0729
Site address:	B AND M BRIDGE LANE PENRITH CA11 8JB
Description:	Uplift mixed species trees to 2.4 metres over the pavement.
Response	No Objection

Planning application number:	23/0712
Site address:	LAND OFF GREENBANK ROAD EDEN BUSINESS PARK PENRITH CA11 9FB
Description:	Discharge of condition 12 (travel plan), attached to approval 20/0402.
Proposed Response:	No Objection but would wish to see reference to the approved Local Cycling and Walking Infrastructure Plan Penrith LCWIP Document

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:	23/0755
Site address:	OMEGA PROTEINS PENRITH LTD PROCESSING PLANT PENRITH CA11 0BX
Description:	Construction of a heat network connecting Omega Proteins, Sewborwens Farm and Newton Rigg Estate to include the installation of all primary network pipes and heat exchangers.

Planning application number:	23/0756
Site address:	LAND BETWEEN EAST LARCHES AND LYNWOOD BEACON EDGE PENRITH CA11 8BN
Description:	Outline application for a dwelling, with approval sought for access and landscaping.

Planning application number:	23/0737
Site address:	HEATHFIELD CROFT TERRACE PENRITH CA11 7RS
Description:	Proposed demolition of existing bungalow, erection of a replacement dwelling and alteration and extension of detached garage to form an annexe.

Planning application number:	23/0742
Site address:	15 WHITE OX WAY PENRITH CA11 8QP
Description:	Proposed addition of balcony to ground floor rear elevation.

Planning application number:	23/0758
Site address:	PLUMPTON HEAD FARM PLUMPTON PENRITH CA11 9NP
Description:	Creation of an earth banked slurry lagoon and associated floating cover, ramp, hardstanding and fence.

Planning application number:	23/0725
Site address:	16 SCAWS DRIVE PENRITH CA11 8AZ
Description:	Alterations and extensions to dwelling.

Planning application number:	23/0647
Site address:	UNIT 5 MYERS LANE BUSINESS PARK MYERS LANE PENRITH CA11 9DP
Description:	Retrospective installation of 4no storage containers and a marquee, ancillary to Unit 5.

Planning application number:	23/0766
Site address:	LAND ADJ THIRLMERE PARK PENRITH CA11 8QS
Description:	x1 Mature Oak to fell to ground level due to presence of Pseudoinonotus dryadeus.

Planning application number:	23/0769
Site address:	17 RIMINGTON WAY PENRITH CA11 8TG
Description:	Proposed rear sun room and patio extension.

Planning application number:	23/0781
Site address:	UNITS B1 AND B2 BREWERY LANE PENRITH NEW SQUARES PENRITH CA11 7FG
Description:	Alterations to existing shopfronts to include provision of new tiling, awnings and external lighting.

Planning application number:	23/0633
Site address:	6 GREYSTOKE PARK CLOSE PENRITH CA11 9DE
Description:	Insertion of window to first floor side elevation.

10. Next Meeting

Note the next meeting is scheduled for Monday 8 January 2024, 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



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DRAFT Minutes of the meeting of

PLANNING COMMITTEE

Held on Monday 6 November 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 Shepherd	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 6 NOVEMBER 2023

PART I

PL23/29 Apologies for Absence

Apologies for absence were received from Councillors Jackson, D Jayson, Knaggs and Lawson.

In the absence of Councillor Jackson, Councillor Holden took the Chair.

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 2 October 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. No declarations were received.

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 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:	23/0659
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 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:	23/0681
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.
RESOLVED THAT: A response of NO OBJECTION be returned to W&F Council with a request that signage should be in keeping with any illumination kept to a minimum and turned off when the unit is not in use. Should the unit become a café etc, opening hours should be limited and noise, odours etc conditioned as appropriate by Environmental Health.	

Planning application number:	23/0694
Site address:	28 PARKLANDS WAY PENRITH CA11 8SD
Description:	Single storey side and rear extension.
RESOLVED THAT: A response of NO OBJECTION be returned to W&F Council.	

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.
RESOLVED THAT: A response of NO OBJECTION be returned to W&F Council	

Councillor D Holden declared a registrable interest in the following application as she lived near the application site.

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.
RESOLVED THAT: A response of NO OBJECTION be returned to W&F Council with a request that it be conditioned that an indigenous tree or shrub be planted in an appropriate location in the garden to replace the Silver Birch to help with carbon sequestration and biodiversity.	

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.
RESOLVED THAT: A response be returned to W&F Council confirming that the Town Council has NO OBJECTION provided that confirmation in writing is provided that a footpath would be constructed on the south side of the A686 to the store to enable easy access by	

residents living at Carleton. Although appearing on the revised plan it is not mentioned in the covering letter.

The Town Council still has concerns regarding the number of disabled parking spaces being provided and is disappointed that at least two aren't being provided along with child friendly parking places. As a convenience store at this side of Penrith which has an older demographic, it is felt that those with a disability and young children will find it easier to use this store rather than going into the middle making at least one additional disabled parking space and child friendly parking places highly desirable.

Conditions should be imposed on any planning permission as follows:

1. as the site is near an old settlement and the site of a roman road, an archaeological assessment should be undertaken and any findings recorded.
2. As the site is above or close to the aquifer serving Penrith, suitable oil interceptors should be included in the car park to trap any oil spillage from vehicles.
3. Given the proximity to residential properties and to a listed building, any signage should be in keeping with low illumination which should be switched off when the store is closed.
4. Delivery times should be restricted so that they are not early morning or late at night to preserve the amenity of local residents.
5. With the addition of a traffic island, strong consideration should be given to reducing the speed limit to 30mph along this stretch of the A 686.

PTC23/35 Next Meeting

Members noted that the next meeting was scheduled on Monday 4 December 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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DEVELOPER ENGAGEMENT POLICY

Policy Statement

- 1.1 Penrith Town Council recognises that pre-application discussions can play an important part in major planning applications and welcomes the desire of developers to consult both Penrith Town Council and the public more widely. However, the Council is aware of the importance of public perception in planning and the critical need to avoid any appearance that Penrith Town Council is conducting secretive negotiations or is colluding with developers. It is important therefore that such pre-application discussions are undertaken appropriately and transparently.
- 1.2 This policy is designed to clarify how Penrith Town Council will engage with developers and/or their agents, both prior to, and following, the submission of a planning application within the parish. The policy will inform both Councillors and Officers when arranging discussions with developers.

Scope

- 1.3 This policy applies to:
 - a) All Councillors and Officers of Penrith Town Council as well as third parties and agents of the Council who work and act on behalf of the Council.
 - b) All stages of the development cycle including speculative queries and during the construction phase. Penrith Town Council will not offer any advice on planning policy or provide a formal view at presentations; and

- c) All meetings with developers, landowners, their employees, and agents that act on their behalf.

Responsibility for Implementation

- 1.4 The Council has overall responsibility for the effective operation of this policy.
- 1.5 All Councillors and employees should ensure that they read and understand it.
- 1.6 Any breach of this policy should be reported to the Town Clerk.
- 1.7 Questions regarding the content or application of the policy should be directed to the Town Clerk in the first instance.

Pre-determination

- 1.8 In all meetings and discussions, developers, Councillors and Officers are reminded of the critical importance of not pre-determining their position on any future application, as this could require them to take no part in the discussion at Committee or Council. It should be noted, that expressing a pre-disposition, for example 'welcome in principle' or 'concerns' is permissible.
- 1.9 Those considering an application must be able to apply an open mind and be willing to consider all material issues before deciding on a particular view of an application.
- 1.10 On occasions, individual Councillors may be approached by developers for informal discussions about an application already within the planning system or regarding possible future applications. Whilst it is up to the individual whether they take part in a discussion, based on the nature of the proposed development and the possible level of controversy, they are advised:
 - a) To carefully consider the public perception of such a discussion/meeting.
 - b) To avoid any appearance of collusion in applications.
 - c) To avoid accepting any hospitality or gifts from the developer in connection with such meetings; and
 - d) To advise the Chair of the Planning Committee and Officers of such meetings as soon as possible.
- 1.11 Councillors must not suggest that they are representing Penrith Town Council at such meetings, unless expressly authorised to do so by the Council.

Pre-Application Meeting Guidelines

- 1.12 Penrith Town Council will, where possible, accommodate requests from developers to present their pre-application proposals at a Planning Committee or other arranged meeting on the following conditions:
- a) Full public consultation is either already scheduled or firmly planned.
 - b) The meeting is open to the public to attend and has been reasonably advertised.
- 1.13 The developer must provide information about the proposed development in writing.
- 1.14 If the developer considers that the information provided is sensitive and wishes it to remain confidential, the developer must identify the specific information that they wish to remain confidential and explain the reasons in writing. If the reasons are legitimate, the Council will keep a written record of the confidential and non-confidential issues.
- 1.15 Where possible, specific meetings with developers will normally be held before a meeting of the Planning Committee and, as a preference, be open to the public. Should developers request not to attend a public meeting because of compelling and justifiable reasons (e.g. strong commercial sensitivity), a private meeting may be arranged.
- 1.16 All meetings with developers will be documented and reported to Committee/Council.
- 1.17 Pre-application planning discussions, communications and any comment given by Penrith Town Council, individual Councillors or Officers, will not bind the Council to making a particular decision and any views expressed will be without prejudice and based on the information available at that time.

Pre-Application Public Consultations

- 1.18 Penrith Town Council strongly encourages developers to carry out full public consultation before submitting plans for major developments on the following basis:

- a) Any consultation meeting should be held at an accessible and convenient venue.
- b) Sufficient publicity should be given to likely interested parties, in good time.
- c) Appropriate timings should be given to allow as wide a range of people as possible to attend.
- d) Consultation should be meaningful. Developers should have a genuinely open mind and a willingness to adapt and revise plans in response to feedback.

1.19 Councillors are advised not to attend separate private briefings as part of public consultation, but instead to attend with the public.

Monitoring and Review

The Planning Committee shall be responsible for reviewing this policy every two years or sooner if legislation dictates, to ensure that it meets legal requirements and reflects best practice.

Approved: March 2021

Review: 2023

PLANNING COMMITTEE

Date: 4 December 2023

Public Report

Matter: Budget Expenditure Request

Item no: 8

Author: Deputy Town Clerk

Supporting Member: Chair of Planning Committee

Purpose of Report:

To outline potential expenditure from the budget to enable work to be started on looking at a number of policies and supporting actions within the emerging Penrith Neighbourhood Development Plan relating to town centre improvements.

Recommendations:

- i. Approve the allocation of £5000 towards the cost of engaging a specialist consultant to identify improvements within the town centre streetscape.

Law and Legal Implications

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.

1. Report Details

- 1.1 Within the emerging Neighbourhood Development Plan (NDP), policies and associated supporting actions were developed from the public consultations carried out relating to the issues most important to the people of Penrith.
- 1.2 Policy 13 in the NDP on Town Centre Improvements talks about improving key gateways, improving the environment for walking and cycling and high-quality public realm including public art, street furniture etc and the provision of suitable signage.
- 1.3 The supporting actions in the NDP back up the policy including developing a style guide on street furniture, signage etc.
- 1.4 A specialist consultant would bring suitable expertise to identify potential improvements within the town centre streetscape and within the parameters of the issues identified in the NDP.
- 1.5 The funding would act as a catalyst for stakeholder buy in and the ability to draw down potential funding from other sources.
- 1.6 This work will complement work being done for the Borderlands Inclusive Grown Deal Town Investment Plan.

2. Options Analysis including risk assessment

a) Risk

Penrith's street scape including public realm is not consistent in design and style giving a disparate view of the town centre.

b) Consequence

That the possibility of drawing down funding to make Penrith a more attractive place to live, work and visit is lost

c) Controls Required

Agree funding to move the work forward

3. Financial and Resource Implications

This can be funded from within this years allocated budget.

4. Equalities Implications

None

5. Climate Change and Environmental Implications

None

Appendices

None

Background Documents:

Penrith Neighbourhood Development Plan