



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 December 2023, at 4.00pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PRESENT

Cllr Holden	Carleton Ward
Cllr Jackson	North Ward
Cllr Knaggs	East Ward
Cllr Lawson	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 4 DECEMBER 2023

PART I

PL23/36 Apologies for Absence

Apologies for absence with reasons were received from Councillor Bowen.

Apologies for absence without reasons were received from Councillor Jayson.

PL23/37 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 6 November 2023 and agreed they be signed as such.

PL23/38 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 Shepherd declared a registrable interest in application no 23/0755 (Omega Proteins) as he had visited the site to talk about possible technical solutions to the odour problems. He had not talked about any planning applications and had not been lobbied.

PL23/39 Public Participation

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

Members received a short presentation from a member of the public relating to on-going issues relating to the development site at the north of Penrith behind Pennyhill Park.

RESOLVED THAT a letter be sent to Westmorland & Furness Council outlining the issues still being faced by residents and asking them to monitor the development and carry out enforcement when necessary.

PL23/40 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.

PL23/41 Developer Engagement Policy

Members considered the Development Engagement Policy which set out the terms for pre-application discussions with potential developers.

RESOLVED THAT:

The Developer Engagement Policy be recommended for approval to full Council with a review date in 2025.

Councillor Lawson joined the meeting.

PL23/42 Neighbourhood Development Plan

Members were asked to consider the preparation of documentation to provide residents and businesses with information about the Neighbourhood Plan in preparation of any forthcoming referendum.

RESOLVED THAT:

1. delegated authority be given to the Chair and Deputy Town Clerk to prepare documentation to provide residents and businesses with information in preparation for any forthcoming referendum; and
2. the proposed information will come back to a future meeting of this Committee for final approval.

PL23/43 Budget Expenditure Request

Members were asked to consider expenditure towards the cost of a specialist consultant to enable work to be started on looking at a number of policies and supporting actions within the emerging Neighbourhood Development Plan relating to town centre improvements which emerged from the public consultations undertaken.

RESOLVED THAT:

An allocation of £5,000 be approved from the budget to engage a specialist consultant to identify improvements within the town streetscape.

PL23/44 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:	23/0585
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.
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.
Response:	No Objection but would wish to see reference to the approved Local Cycling and Walking Infrastructure Plan Penrith LCWIP Document

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:	23/0755
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.

RESOLVED THAT

A response of **NO OBJECTION** on material planning grounds be returned to Westmorland & Furness Council along with the comments that:

- a) Although both routes are acceptable, route A is preferable and the Town Council would wish the Highways Authority to come up with a solution to make this route work as similar routes for heat networks are used without problem in other parts of the country.
- b) Such pipework in environmental terms it is a good solution to use excess heat for heating elsewhere.
- c) In order to help mitigate climate issues and the loss of hedgerows and trees, alternative planting using native trees and shrubs should be conditioned.

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.

RESOLVED THAT

A response of **NO OBJECTION** be returned to Westmorland and Furness Council with the following comments:

- a) Penrith Town Council believes that this is an infill development and does not believe that the site is outside the settlement of Penrith. There is no defined boundary for the town and large low density housing has developed along Beacon Edge in this part of the town for a number of years.
- b) Landscaping is essential however a detailed landscaping scheme should be submitted and approved by W&F Council's arboriculturist and should be conditioned, if approved, to native trees and shrubs as appropriate.
- c) Should the application be approved, the Town Council would wish to see the retention of the sandstone wall along Beacon Edge as walls are a prominent feature of the area.
- d) The fields referred to opposite the site as potential development land is incorrect. These fields have been gifted in perpetuity to Cumbria Wildlife Trust who will be developing them into a small nature reserve.

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.

RESOLVED THAT:

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

- a) The proposed development would not accord to policy DEV5 of the Eden Local Plan as it changes the existing bungalow into a two storey dwelling which would constitute a domineering and imposing development, incongruent design and prominent within the streetscene with overshadowing of the neighbouring bungalow and overlooking and privacy of the house to the east of the site. This would have a detrimental impact on the visual amenity and privacy of the occupants of neighbouring properties.

Planning application number:	23/0742
Site address:	15 WHITE OX WAY PENRITH CA11 8QP
Description:	Proposed addition of balcony to ground floor rear elevation.
RESOLVED THAT:	
A response of NO OBJECTION be returned to Westmorland & Furness Council.	

Councillor Lawson declared that he knew the applicants of 23/0758 but it would have no effect on his consideration of the application.

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.
RESOLVED THAT:	
A response of NO OBJECTION be returned to Westmorland & Furness Council with the comment that it was pleasing to see that the comments of the Town Council to the previous application had been taken on board.	

Planning application number:	23/0725
Site address:	16 SCAWS DRIVE PENRITH CA11 8AZ
Description:	Alterations and extensions to dwelling.
RESOLVED THAT:	
A response of NO OBJECTION be returned to Westmorland & Furness Council with the following comments:	
<ul style="list-style-type: none"> a) Although on a small site, the proposal is not dissimilar to other developments / extensions in the surrounding area. b) The balcony does not directly face adjoining properties and is proposed to be screened for mutual privacy and to stop any overlooking. c) It should be conditioned that any additional hardstanding should be porous to mitigate any water run off. 	

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.
RESOLVED THAT: A response of NO OBJECTION be returned to Westmorland & Furness Council.	

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.
RESOLVED THAT: A response of NO OBJECTION be returned to Westmorland & Furness Council with a request that consideration be given to some replacement planting of a native tree in a suitable location to comply with the climate change aspirations of both Councils as detailed in the Council Plans.	

Planning application number:	23/0769
Site address:	17 RIMINGTON WAY PENRITH CA11 8TG
Description:	Proposed rear sun room and patio extension.
RESOLVED THAT: A response of NO OBJECTION be returned to Westmorland & Furness Council	

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.
<p>RESOLVED THAT:</p> <p>A response of NO OBJECTION be returned to Westmorland & Furness Council and that it be requested that a condition be included to keep any illumination to a minimum and turned off when not in use to protect the residential amenity of neighbouring residential units.</p>	

Planning application number:	23/0633
Site address:	6 GREYSTOKE PARK CLOSE PENRITH CA11 9DE
Description:	Insertion of window to first floor side elevation.
<p>RESOLVED THAT:</p> <p>A response of NO OBJECTION be returned to Westmorland & Furness Council.</p>	

PTC23/45 Next Meeting

Members noted that the next meeting was scheduled on Monday 8 January 2024 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