



Penrith Town Council

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

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DRAFT Minutes of the meeting of

PLANNING COMMITTEE

Held on Monday 4 March 2024, at 4.00pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PRESENT

Cllr Holden	Carleton Ward
Cllr Jackson	North Ward
Cllr D Jayson	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 MARCH 2024

PART I

PL23/78 Apologies for Absence

Apologies for absence with reasons were received from Councillor Bowen.

PL23/79 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on 5 February 2024 and agreed they be signed as such.

PL23/80 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 a pecuniary interest in Agenda Item 8a, Planning Application No 2024/0201/TCA but stated that she had had no involvement in its consideration, a fact confirmed by the Deputy Town Clerk.

PL23/81 Public Participation

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

PL23/82 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.

PL23/83 Planning Protocol

Members reviewed the current planning protocol.

RESOLVED THAT:

the Planning Protocol, with minor amendments, be recommended to Council for ratification.

PL23/84 Provisional Meeting Dates 2024/25

Members considered the provisional meeting dates for the 2024/25 municipal year.

RESOLVED THAT:

The following provisional meeting dates be recommended to Council for approval, with the first meeting of the municipal year to be held at 4.00pm and subsequent timings to be agreed at the first meeting of the new Planning Committee:

13 May 2024 – 4pm
3 June 2024
1 July 2024
29 July 2024
2 September 2024
7 October 2024
4 November 2024
2 December 2024
6 January 2025
3 February 2025
3 March 2025
7 April 2025
12 May 2025

PL23/85 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:

Application Number	2023/1075/DISC
Location Address	Land of Carleton Road Penrith
Proposal	Part discharge of condition 9 (noise) for Plot 149, attached to approval 20/0501.
Response	No Objection

Application Number	2023/1151/TCA
Location Address	7 Arthur Street PENRITH CA11 7TT
Proposal	T1 Laurel, reduce by 1/3 to secondary canopy. T2 Magnolia, reduce by 20% (1-1.5m) including the removal of 3-4 low lateral branches. T3 Pear, reduce vertical growth to previous pruning points and create canopy separation with declining Plum tree.
Response	No Objection

Application Number	2023/1128/FPA
Location Address	Land off Greenbank Road Eden Business Park Penrith CA11 9FB
Proposal	Construction of day nursery and pre-school use class E.
Response:	Support the application, such a facility is required in Penrith, but would like to see sustainable design features such as rainwater harvesting, PV panels, ev charging points, swift boxes etc

Application Number	2023/1137/FPA
Location Address	Land at Beacon Farm Kemplay Foot Eamont Bridge Penrith CA10 2BD
Proposal	Replacement of existing chicken rearing unit.
Response:	Penrith Town Council has concerns about access to the site and the size and amount of vehicles required to service it along a narrow quiet lane. Should the application be approved, Penrith Town Council would wish there to be conditions relating to odour control and that any waste material from the site is taken away in covered trailers/wagons.

Application Number	2023/1051/FPA
Location Address	Plumpton Head Farm Plumpton Penrith CA11 9NP
Proposal	Change of use of a barn, demolition and re-build of a barn and erection of an extension to create a single dwelling including associated operations. Re-submission of 23/0144.
Proposed Response	No Objection

Application Number	2023/1059/LBC
Location Address	North Friarage and The Friarage Friargate Penrith CA11 7XR
Proposal	Listed Building Consent for alterations to convert North Friarage from redundant offices to form additional residential accommodation for The Friarage and addition of solar panels to roof.
Response	No Objection, although a listed building within the conservation area, the PV panels are placed unobtrusively on the rear of the building and provide the building with some sustainability going forward.

Application Number	2024/0063/FPA
Location Address	North Friarage and The Friarage Friargate Penrith CA11 7XR
Proposal	Change of use of North Friarage from redundant offices to form additional residential accommodation for The Friarage and addition of solar panels to roof.
Response:	No Objection, although a listed building within the conservation area, the PV panels are placed unobtrusively on the rear of the building and provide the building with some sustainability going forward.

Application Number	2024/0141/FPA
Location Address	6 Winters Park Carleton Road PENRITH CA11 8RE
Proposal	Extension and alterations, part retrospective.
Response:	Support but would ask that it be conditioned that the BITMAC should be permeable to allow surface water to drain.

Application Number	2024/0080/FPA
Location Address	Box House Greenbank Road Eden Business Park Penrith CA11 9FB
Proposal	Erection of vehicle wrapping building.
Response:	Support – building is the same size and scale as those surrounding

Application Number	2024/0201/TCA
Location Address	The Beeches Graham Street PENRITH CA11 9LE
Proposal	T1) Bird Cherry – reduce height and spread by 1/2. T2) Holly – reduce height and spread by 1/2. T3) Leylandii – interfering with telegraph line and wall – remove. T4) Blue Pine, lift canopy by 3-4 ft. T5) Holly – remove as no amenity value and close to stone wall. T6) unknown species – touches property, reduce height by 1/3 and spread by 1/2. T7) Native Hawthorne – reduce height and spread by 1/2. T8) Holly – reduce height and spread by half. T9) Damson – remove second leader and reduce spread by 1/4. T10) Laurel – reduce height and spread by 1/2.
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.

Application Number	2023/1056/FPA
Location Address	Omega Proteins Penrith Ltd Processing Plant Penrith CA11 0BX
Proposal	Erection of replacement tipping shed.
<p>Members were advised that this application was back before them as additional technical information had been made available.</p> <p>RESOLVED THAT: A response be returned to W&F Council SUPPORTING the application as it was materially acceptable and moves the operation to be more technically sound with better odour management. The Town Council requests that it should be conditioned that the company complies with the Environmental Informative regarding the permit variation and asks that it be conditioned that all doors should be suitably alarmed to prevent them being inadvertently left open.</p> <p>The Town Council would also like to see a washdown facility within the shed to help mitigate any odour pollution.</p>	

Application Number	23/0755
Location Address	OMEGA PROTEINS PENRITH LTD, PROCESSING PLANT, PENRITH, CA11 0BX
Proposal	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.
<p>RESOLVED THAT: A response be returned to W&F Council SUPPORTING the application for route C but requesting a condition be included if the application is approved to replace and enhance tree cover with native species of trees and shrubs</p>	

Application Number	2024/0203/TPO
Location Address	Etterick Brae Wordsworth Street PENRITH CA11 7QY
Proposal	Leylandii Conifer - reduce the height by 3 foot, remaining height over 6 foot tall to provide ample privacy to garden. Reduce the width of the hedge on the side of the stone wall by 1 foot, remaining width 2 foot but would significantly reduce the pressure being placed on the wall. The length of the hedge to remain the same.
<p>RESOLVED THAT: A response be returned to W&F Council SUPPORTING the application</p>	

Application Number	2024/0209/PATEL
Location Address	Land at John Beaty Transport Penrith CA11 0DW
Proposal	Prior Notification under schedule 2, part 16, class A for the proposed installation of a shareable telecommunications base station installation comprising a 25m lattice tower supporting up to 12no antennas and up to 4no dishes on 2no headframes, together with up to 6no ground based equipment cabinets, 1no meter cabinet and ancillary development including compound fencing.
RESOLVED THAT: A response be returned to Westmorland and Furness Council SUPPORTING the application as enhanced mobile signal is required within the town.	

Application Number	2023/1035/FPA
Location Address	Flat 8 Abbotsford House Wordsworth Street PENRITH CA11 7QY
Proposal	Replacement of existing single glazed timber window with double glazed uPVC.
RESOLVED THAT: A response be returned to W&F Council SUPPORTING the application but requesting that, should it be approved, it be conditioned that the arch shape of the existing window be replicated as suggested within the application form and heritage statement as this is contradicted by the design and access statement.	

Application Number	2024/0146/FPA
Location Address	Thacka Lea Caravan Park Thacka Lane Penrith CA11 9HX
Proposal	Siting of storage container.
RESOLVED THAT: A response be returned to W&F Council SUPPORTING the application.	

Application Number	2024/0233/LBC
Location Address	The Lounge Mitre House King Street PENRITH CA11 7AJ
Proposal	Listed Building Consent for internal openings at ground floor into the adjoining property, replacement of existing bar with 2no new food and drink serveries and extension of existing kitchen.
RESOLVED THAT: A response be returned to W&F Council SUPPORTING the application as it does not affect the façade which is the reason for the listing.	

Application Number	2024/0234/FPA
Location Address	Cumberland & Westmorland Herald 14 King Street PENRITH CA11 7AH
Proposal	Change of Use of redundant offices (use class E) to a mixed use of drinking establishment serving food and hotel (use class Sui Generis) and associated alterations.
<p>RESOLVED THAT: A response be returned to W&F Council SUPPORTING the application which brings back a redundant building back into use.</p> <p>Penrith Town Council would wish to be consulted on any changes to the frontage and with possible signage.</p>	

Application Number	2023/1087/FPA
Location Address	Thacka House 1 Milton Street PENRITH CA11 9HY
Proposal	Change of use of ancillary residential annexe to independent dwelling.
<p>RESOLVED THAT: A response be returned to W&F Council with the following comments:</p> <ol style="list-style-type: none"> 1. Penrith Town Council is concerned that having withdrawn the application for removal of a condition relating to ancillary accommodation an application has now been received for change of use to an independent dwelling. Thacka Gate and Thacka House (formerly listed as Thackagate) are listed as Grade II properties. 2. The original application for ancillary accommodation was to ensure that the character of the area within the conservation area was preserved and so that a separate dwelling was not created. Retention of this condition would ensure that the development so far approved accords to Policy ENV10 of the Eden Local Plan. 3. 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. 4. The Town Council has concerns about parking on this area of Milton Street and Thacka Lane due to the narrowness of the road. Parking for this development on street would be immediately adjacent to the entrance to the play area although the Town Council would defer to Highways on this issue 	

PTC23/86 Next Meeting

Members noted that the next meeting was scheduled on 8 April 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