



Penrith Town Council

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

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DRAFT Minutes of the extra ordinary meeting of

PLANNING COMMITTEE

Held on Monday 11 March 2024, at 5.15pm, 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. 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 EXTRA ORDINARY MEETING OF PLANNING COMMITTEE MONDAY 11 MARCH 2024

PART I

PL23/87 Apologies for Absence

Apologies for absence with reasons were received from Councillors Bowen and Lawson.

PL23/88 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.

PL23/89 Public Participation

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

PL23/90 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.

PL23/91 Planning Applications

a) 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	19/0840
Location Address	LAND AT CARLETON ROAD, PENRITH
Proposal	Residential development of 105 dwellings and associated infrastructure.

RESOLVED THAT:

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

1. The application is a departure from the Eden Local Plan which allocates this land for 86 houses. Although a reduction from previous applications, this one is for 105 houses which is an increase of 22% over the allocation.

2. Policy PEN2 of the Eden Local Plan states that the remaining strategic sites (which includes this one) will not be given permission for development until masterplans for those areas have been agreed with the Council. At the present time permission have been given for developments in this area without such a collaborative masterplan including site layouts and physical and social infrastructure required to support the growth. The Town Council has specific concerns about the social infrastructure particularly educational provision as a new school is not being built at the south eastern side of town, one secondary school is at capacity whilst the other is selective and there are issues accessing doctors and dentists. A strategic plan should be considered as a matter of urgency with the Town Council and approved prior to any additional approval of planning permission.
3. Little regard has been taken of the Housing Needs survey undertaken by the Eden District Council on behalf of the Town Council which still provides current data. There should be a suitable mix of houses and bungalows of a suitable size and priority should be for the provision of truly affordable homes to meet the needs of young renters with/without children, first time buyers, empty nesters and the ageing population. The affordable housing should be distributed throughout the site rather than concentrated in what will be the darkest and noisiest area of the site overshadowed by trees.
4. The provision of green space within the centre of the site as a community space for residents to meet, although pleasing to see, is minimal and does the plan does not provide a secure fenced play area with multi activity play equipment anywhere on the site. This together with open community space is essential for young families to promote inclusion and healthy lifestyles.
(Policy 4 in Penrith Town Council's emerging Neighbourhood Plan is about accessibility and social inclusion and states that 'to improve social inclusion, where appropriate, proposals should provide high quality, well located, accessible, functional, centralised public open space, play areas and public spaces that allow people of all ages and backgrounds to meet and lead healthy and active lifestyles).
5. Development proposals should be designed to incorporate sustainable development principles and measures which should build in resilience and achieve development that is adaptable to meet the challenges of future climate and socio-economic change, Development proposals should demonstrate, where practicable, that they meet all of the following criteria:
 - a. The inclusion of design features and measures that encourage active and healthy lifestyles, for example, good links to the walking, cycling and public transport network, access to private or shared garden space and public recreation space and incorporation of cycle storage.
 - b. Capacity of the development to prevent flooding and water course pollution and measures to minimise water consumption, including the incorporation of sustainable urban drainage systems, rainwater harvesting and water efficient fittings
 - c. Design that includes measures to minimise energy use and consumption, seeks to include the highest available standards of energy efficiency measures for buildings, and provides, where appropriate, on-site production of energy using renewable sources, such as photo voltaics, ground/air source heat pumps and small wind turbines;
 - d. Inclusion of measures to reduce resource consumption and measures that re-use and recycle resources, including:
 - i. Using sustainable building materials that are capable of recycling following demolition (e.g. masonry, concrete, glass, timber, roofing materials, pipework and insulation)

- ii. Utilising recycled building materials, wherever possible (e.g. masonry, roofing materials, aggregate).
- e. Maximise opportunities for active means of transport, (walking, cycling and public transport) and to promote use of low carbon vehicles by providing charging points;
- f. Use of sustainable, renewable, healthy products (e.g. by avoiding toxic or carcinogenic materials) that embody low energy output, and are, wherever possible, sourced locally;
- g. Protection of greenspaces, creation of new greenspaces and, where applicable, net gains in biodiversity;
- h. Protection and enhancement of the local identity, character and distinctiveness of the Town

The developers should also take into account Policy 1 (Environmentally Sustainable Design) of the emerging Neighbourhood Development Plan which has been developed from consultations with the public:

Development should be designed in such a way that it promotes high quality, environmentally sustainable design. Proposals should be informed by, and respect, the Town's wider character and the local site context. High quality, contemporary design will be encouraged where it reflects these criteria. Planning applications will be assessed against the following:

- a. Design and Access Statements, where they are required to accompany a planning application, should set out how the proposal achieves high quality and environmentally sustainable design;
- b. For planning applications classed as major development, the Design and Access Statement should include an Energy Statement setting out how the proposal meets zero or low carbon targets and includes climate change resilience measures. As a minimum, Building Research Establishment Environmental Assessment Method (BREEAM – Good or Excellent Standard) or Code for Sustainable Homes (Level 4 equivalent) should be achieved;
- c. Innovative sustainable design solutions will be encouraged to ensure that buildings remain at the forefront of sustainable building design. For example, measures to be considered include things such as:
 - i. Adopting water recycling methods at source;
 - ii. Using sustainable building materials;
 - iii. Recycling of grey and rainwater;
 - iv. Adopting high standards for thermal insulation and using features such as building orientation and natural ventilation to maximise passive solar gain and to aid natural heating and cooling of buildings and
 - iiv. Inclusion of design features that encourage more sustainable lifestyles e.g. electric vehicle charging points, convenient storage of waste for recycling etc.

The Construction Management Plan is not site specific and in fact refers to other sites being developed by the developer. Given issues on these large developments for adjoining residential properties, the Town Council would request that the Construction Management Plan allows for the provision of regular meetings by a representative of the developers (not the site manager) with affected residents in order to listen to any concerns or issues during the building phase so that they can be acted upon.

Penrith Town Council also remains concerned that the access will add greatly to congestion on this road and that with the growth of development in this area and the addition of a new convenience store, the A686 through Carleton should now be reduced to 30mph. Anyone walking into the town centre will need to cross a busy main road. The transport document submitted is out of date and refers to the

preferred option of the shelved Masterplan Transport Assessment and the traffic data was taken from 2015. It is important that the developer works with the developer of the convenience store to ensure that footpaths and entrances work alongside each other.

North Lakes is not the nearest primary school to the development and both the secondary schools have advised that they are nearly at capacity. This is exacerbated because QEGS is a selective grammar and only takes pupils who pass the entrance exam regardless of their home address. A new primary school was proposed for Carleton adjoining the Persimmon site although this will no longer be built with an increase of pupils at Beaconside School being proposed instead.

Should the application be approved, Penrith Town Council would like to request that a S106 agreement be put in place to ensure that the development contributes to the public transport for the area as a whole and can be used for improvements to highways infrastructure. The Town Council would also be pleased to receive some S106 funding to enable the footpath through Thacka Beck Field to be enhanced and made more accessible as this is seen as the main and safer route into the town centre, to schools and the health centre, especially when work is being undertaken on the duelling of the A66

PTC23/ Next Meeting

Members noted that the next meeting was scheduled on ** 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