



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 13 May 2024, at 4.00pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PRESENT

Cllr Bowen	Pategill Ward
Cllr Holden	Carleton 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 COMMITTEE
MONDAY 13 MAY 2024****

PART I

PL23/104 Apologies for Absence

Apologies for absence with reasons were received from Councillors Jackson, D Jayson, Lawson and Shepherd.

In the absence of the Chair, Councillor D Holden as Vice Chair led the meeting.

PL23/105 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 8 April 2024 and agreed they be signed as such.

**PL23/106 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 Knaggs declare a registrable interest in Planning Applications 23/0713 and 23/0698 as he was a member of the Friends of Castle Park Group.
- ii. Councillor Snell declared a registrable interest in Planning Applications 23/0713 and 23/0698 as she a member of the Friends of Castle Park Group.

PL23/107 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 were advised that the Group Technical Manager for Leo Group was in attendance to provide a brief introduction to Planning Application 2024/0471/FPA (Omega Proteins) and answer any queries that members may have.

PL23/108 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.

PL23/109 Neighbourhood Development Plan - Update

Members were advised that information had been received from officers at Westmorland and Furness Council that they would be recommending that the plan proceeds to referendum. At the present time they are unable to specify when such a report will be considered or when the referendum is likely to be held.

PL23/109 20mph Scheme

Members received an update on the requests for 20mph zones in Penrith and were advised that W&FC were going to be carrying out additional work to look to take the request forward in years 2 and 3 as part of a 3 year programme. More information will be available in due course.

PL23/110 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	2024/0622/LBC
Location Address	Barclays Bank Plc 2-3 Market Square PENRITH CA11 7YB
Proposal	Listed Building Consent for external alterations to include removal of existing ATM and opening infilled with matching stone, removal of existing signage, CCTV, ADT alarm box and made good, night safe to be sealed internally with facing plate retained, and removal of fixtures and fittings and some modern glazing partitions and doors from ground and first floors.
Response	No Objection

Application Number	2024/0494/FPA
Location Address	Barclays Bank Plc 2-3 Market Square Penrith CA11 7YB
Proposal	External alterations to include removal of existing ATM and opening infilled with matching stone, removal of existing signage, CCTV, ADT alarm box and made good, night safe to be sealed internally with facing plate retained, and removal of fixtures and fittings and some modern glazing partitions and doors from ground and first floors.
Response:	No Objection

Application Number	2024/0560/NMA
Location Address	Land at Carleton Penrith
Proposal	Non Material Amendment to rotate garages, amend parking and fence lines on Plots 46 and 47 and amend parking and fence lines on Plots 62 and 63, attached to approval 20/0995.
Response	No Objection

Application Number	2024/0472/DISC
Location Address	Omega Proteins Penrith Ltd Processing Plant Penrith CA11 0BX
Proposal	Part discharge of condition 2 (surface water drainage scheme), attached to approval 21/0870.
Response	No Objection

Application Number	2024/0546/DISC
Location Address	Land at Raiselands Farm Scotland Road Penrith CA11 9JW
Proposal	Discharge of conditions 8 (construction management plan) and 20 (open spaces and play equipment), attached to approval 14/0405.
Response	PTC cannot comment on the discharge of condition relating to the construction management plan as it doesn't appear to be in the documentation online. In relation to the play equipment, it is disappointing that most of the equipment is basic although it is pleasing to see an accessible roundabout being installed. It is unclear from the documentation where the play equipment is to be located but it should be in a safe centrally location

Application Number	2024/0545/NMA
Location Address	Land at Raiselands Farm Scotland Road Penrith CA11 9JW
Proposal	Non Material Amendment for the addition of natural stone wall features within the site, attached to approval 14/0405.
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	2024/0471/FPA
Location Address	Omega Proteins Penrith Ltd Processing Plant Penrith CA11 0BX
Proposal	Installation of 25m chimney stack.
RESOLVED THAT a response of NO OBJECTION be returned to WAF Council with a request that it be conditioned that no work takes place to replace and commission the new chimney stack until the Environment Agency approves the new permit.	

Re-consultation

Application Number	22/0256
Location Address	LAND BETWEEN INGLEWOOD ROAD AND CENTURION RISE, PENRITH, CA11 8QW
Proposal	Erection of 194 dwellings and associated infrastructure including landscaping, open space, access, highways and drainage.
RESOLVED THAT a response be returned to WAF Council OBJECTING to the application on the following grounds: <ol style="list-style-type: none">1. The proposed plan does not comply with the current Eden Local Plan policies which allocated the area of Salkeld Road / Fairhill for 250 houses in total. 98 houses have already been completed in Phase 1 on Centurian Rise so this application, if approved would increase the total by 42 units to 292.2. Policy PEN2 of the Eden Local Plan states that the remaining strategic sites in the north and east of Penrith will not be given permission for development until masterplans for those areas have been agreed with the Council. Penrith Town Council is concerned that no such plan has been developed since the application was first submitted and is concerned that the planning officer states that it would be difficult to defend at appeal because such a plan relied on joint working.3. Although it is good that the developer has increased the number of affordable housing on site to 15% this still does not comply with Policy HS1 of the Eden Local Plan which states that the Council will seek to secure the provision of 30% of all new houses as affordable on sites with 11 or more units or more than 1,000 sqm of floor space. The offer is half of the required threshold. Given that there are 1030 people on the waiting list for affordable housing in Penrith and that this is rising, it is strongly felt that the affordable housing statement submitted in 2022 is out of date and should be revisited to determine what affordable housing requirement is required now.4. Although the provision of swift bricks is pleasing, the Town Council would expect to see more sustainable features such as the inclusion of PV panels, rain water harvesting, air/ground source heat pumps and the correct infrastructure to include EV charging points in order to future proof the dwellings given that retrofitting is difficult and much more expensive	

Application Number	22/0256 (continued)
<p>5. The Town Council still has major concerns about the effect of any new development on the infrastructure of Penrith. This development, along with others, will add substantial pressure, particularly on the social infrastructure of school places and NHS services. Although additional school places are being funded at Beaconside primarily relating to the potential number of new primary children at Carleton, there is concern that this does not future proof Penrith for the overall rise in development. There is also concern that although a funding allocation has been suggested to accommodate more pupils at UCC, there is a mention of Appleby Grammar and the need for potential transport costs.</p> <p>6. The Town Council has concerns that as the site is accessible from Centurian Rise it would benefit from the same sort of arrangement of a bus / emergency vehicle gate such as the one in the Persimmon development to prevent it becoming a rat run. Despite the Highways Officer saying that bollards would have a detrimental impact on the operation of the site and that should this be conditioned it would be a challenge to sustain this should it be appealed. Precedent has been set at the Persimmon site so it is unclear why such an arrangement would not work here.</p> <p>7. There are concerns about road safety on Inglewood Road, particularly where the houses fronting this road have driveways directly onto it. Inglewood Road is currently a single track road from Stoneybeck Roundabout and has been the subject of a number of police complaints due to speeding with the road already having had one fatality and a number of near misses.</p> <p>8. The Town Council notes that the developer has said that the nearest shops are on Scotland Road however the two referred to are small convenience stores attached to a garage and would not be used for general shopping.</p> <p>9. Although no play areas are proposed on site due to the proximity to existing play areas, Milton Street is some distance away across the busy A6 and with limited play equipment. Should the application be approved, Penrith Town Council would wish the developer to speak to the Town Council regarding potential access into Fairhill Playing Field and would like them to provide funding for the enhancement and development of Fairhill which is owned by the Town Council.</p> <p>10. Penrith Town Council would like to request that the Area Planning Committee carry out a site visit to have a look at the site and the surrounding area.</p>	

Application Number	23/0713
Location Address	Castle Park Ullswater Road Penrith CA11 7EF
Proposal	Listed Building Consent for the creation of vehicular access to the side of the memorial gate to include alterations to existing wall and railings and installation of new gate, railings and security footpath lighting. Part Retrospective.
<p>RESOLVED THAT a response of NO OBJECTION be returned to WAF Council with a comment expressing disappointment that the previous application was withdrawn following the Town Council's earlier objection to the proposals.</p>	

Application Number	23/0698
Location Address	Castle Park Ullswater Road Penrith CA11 7EF
Proposal	Creation of vehicular access to the side of the memorial gate to include alterations to existing wall and railings and installation of new gate, railings and security footpath lighting. Part Retrospective.
<p>RESOLVED THAT A response of NO OBJECTION be returned to WAF Council as the with the following comments:</p> <ol style="list-style-type: none"> 1. It is pleasing that this application includes gates and fencing that matches the original and which is more in keeping with the Victorian park 2. The Town Council still has concerns about the entrance right next to a listed memorial gate however it is recognised that this is better than work vans going through the gate itself. The entrance is virtually opposite the entrance to the station forecourt but it is recognised that there are no objections from Highways. 3. Penrith Town Council would like to express disappointment that the lighting columns are not in keeping with the setting in a Victorian Park and would wish to see the tall silver lighting columns painted a suitable shade of green to assist them to blend in with the surroundings. 	

Application Number	2024/0640/TCA
Location Address	Burlish Beacon Edge PENRITH CA11 7PE
Proposal	Conservation area tree works comprising; CT1 and CT2 in front garden, reduce in height to avoid interference with telephone lines. Copper Beech (CB1) in rear garden, minimum 1-2 ft reduction of upper branch system. Additional management of tree growth over boundary fence in to garden of adjoining property.
<p>RESOLVED THAT a response SUPPORTING the application be returned to WAF Council.</p>	

Application Number	2024/0428/FPA
Location Address	Maidenhill Farm Salkeld Road PENRITH CA11 8SQ
Proposal	Installation of 8 heat exchange and ventilation units.
<p>RESOLVED THAT a response be returned to WAF Council SUPPORTING the application with the following comments:</p> <ol style="list-style-type: none"> 1. PTC is please that the units will reduce the carbon footprint and improve animal welfare 2. There is already similar equipment installed on 5 sheds that has not caused any issue with regard to sound which is emitted at a max of 80db and they are located between sheds which will reduce noise at neighbouring properties. 3. There will be no visual impact as the units are located between sheds on a large commercial unit. 	

Application Number	2024/0430/FPA
Location Address	Greengill Foot Inglewood Road Bowscar PENRITH CA11 8RP
Proposal	Installation of 10 heat exchange and ventilation units.
<p>RESOLVED THAT a response be returned to WAF Council SUPPORTING the application with the following comments:</p> <ol style="list-style-type: none"> 1. PTC is please that the units will reduce the carbon footprint and improve animal welfare 2. There is already similar equipment installed on 2 sheds that has not caused any issue with regard to sound which is emitted at a max of 80db and they are located between sheds which will reduce noise at neighbouring properties. 3. There will be no visual impact as the units are located between sheds on a large commercial unit. 	

Application Number	2024/0483/FPA
Location Address	Land off Cowper Road Gilwilly Industrial Estate Penrith
Proposal	Construction of new vehicle bodyshop with associated vehicle parking.
<p>RESOLVED THAT a response be returned to WAF Council SUPPORTING the application with the following comments:</p> <ol style="list-style-type: none"> 1. It is pleasing to see a development which will create additional jobs in the area. 2. The developers should be requested to include a Travel to Work Plan referencing the adopted LCWIP included which promotes sustainable journeys on foot, by cycle or using public transport. 3. The developers should be encouraged to include sustainable features such as pv panels, rainwater harvesting and EV charging points to help future proof the building. 4. Any external lighting should be kept to a minimum and turned off at night when the building is not in use. 	

Application Number	2024/0533/FPA
Location Address	Heathfield Croft Terrace Penrith CA11 7RS
Proposal	Alteration and extension of dwelling, alteration and extension of detached garage to form annex and erection of a garden room. Re-submission of 23/0737.
<p>RESOLVED THAT a response be returned to WAF Council SUPPORTING the application which is more in keeping with the area and maintains amenity standards for neighbouring residents.</p>	

Application Number	2024/0556/FPA
Location Address	1 Beacon Gardens Penrith CA11 8BE
Proposal	Proposed chimney.
<p>RESOLVED THAT a response be returned to WAF Council SUPPORTING the application with a comment to say that it was slightly disappointing that a wood burner was being installed as burning fossil fuels went against the environmental ambitions of both the Town Council and the principal authority.</p>	

Application Number	2024/0749/PAPP
Location Address	Mounsey Bank Plumpton PENRITH CA11 9NP
Proposal	Prior Notification under schedule 2, part 6, class A, for a replacement slurry tower and self supporting cover.
RESOLVED THAT a response be returned to WAF Council SUPPORTING the application.	

Application Number	2024/0697/FPA
Location Address	Land at Carleton Hall Farm Carleton Avenue PENRITH CA11 8RQ
Proposal	Proposed installation of wall mounted satellite dish to rear elevation.
RESOLVED THAT a response be returned to WAF Council SUPPORTING the application.	

Application Number	2024/0652/NMA
Location Address	Land at Raiselands Farm PENRITH CA11 9NQ
Proposal	Non Material Amendment to update approved plan Proposed Site Levels 30083_200 Rev-A with 30083_200 Rev-B to show stepping of Plots 228 and 229 down to east instead of single plateau for both plots (Plot 228 to sit at 161.75aod and Plot 229 at 161.15aod), attached to approval 14/0405.
RESOLVED THAT a response of NO COMMENT be returned to WAF Council.	

Application Number	2024/0694/DISC
Location Address	Land North of Eden Business Park Cowper Road Penrith CA11 9FW
Proposal	Discharge of conditions 4 (existing hedgerows), 7 (construction surface water management plan) and 11 (pipe material), attached to approval 23/0366.
RESOLVED THAT a response be returned to WAF Council SUPPORTING the application but requesting that the existing hedgerows be retained and maintained in the traditional fashion.	

Application Number	2024/0747/FPA
Location Address	9 Angel Square PENRITH CA11 7BT
Proposal	Variation of condition 2 (plans compliance) for the inclusion of a balcony above the proposed porch and alteration of an existing window to form doorway, attached to approval 2024/0077/FPA.
RESOLVED THAT a response be sent to WAF Council SUPPORTING the application with the following comments: 1. Although within the Penrith Conservation Area, Angel Square itself is a late 1980s modern. The development will, it is hoped, bring economic life and vitality back into a building which has stood empty for some time. 2. The proposed development of the inclusion of a small balcony does not harm the environment or adversely impact on Penrith's heritage.	

PTC23/111 Next Meeting

Members noted that it was the last meeting of the Planning Committee during the current municipal year and that the next meeting was scheduled on Monday 3 June at 4.00pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR subject to approval at the Annual Town Council Meeting.

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