



Penrith Town Council

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

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

DRAFT Minutes of the meeting of

PLANNING COMMITTEE

Held on Monday 29 July 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. 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 COMMITTEE
MONDAY 29TH JULY 2024**

The meeting was opened and adjourned at 1.30pm.
The meeting was reconvened at 5.15pm.

PART I

PL24/19 Apologies for Absence

Apologies for absence with reasons were received from Councillor Bowen.

PL24/20 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 1 July 2024 and agreed they be signed as such.

**PL24/21 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 Lawson declared a registrable interest in planning application 2024/1182/FPA as he was a friend of the architect.
- ii. Councillor Shepherd declared a registrable interest in planning application 2024/1182/FPA as he was a friend of the architect.
- iii. Councillor Knaggs declared a registrable interest in planning application 2024/1182/FPA as he sat on a number of groups with the architect.
- iv. Councillor Jackson declared a registrable interest in planning application 2024/1272/FPA as it was in an area near his house but had no direct impact on his home.

PL24/22 Public Participation

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

**PL24/23 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.

PL24/24 Public Space Protection Orders

Members considered the consultation from Westmorland and Furness Council on the review of Public Space Protection Orders (PSPOs) in order to create a single Council Wide PSPO.

RESOLVED THAT:

- i. The proposals in the proposed PSPOs be supported in principal.
- ii. The Town Council carry out a consultation on extending the PSPOs onto Fairhill Playing Field and Thacka Beck Field with a view to getting them included in the schedule.
- iii. Westmorland and Furness be requested to keep the six dog rule under review.

PL24/25 Parking Issues Cedar Close

Members received an update about the parking issues on Cedar Drive and were advised that Highways Officers were liaising with the Police to identify a suitable way forward.

PL24/26 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	2024/1100/TCA
Location Address	62 Stricklandgate Penrith CA11 7NJ
Proposal	Conservation area tree works comprising; Silver Birch I - Fell to ground level, 30cm diameter ABH. Silver Birch II - Fell to ground level, 25m diameter ABH. Copper Beech I - Fell to ground level, dual stem, 20cm/15cm diameter ABH. Copper Beech II - Fell to ground level, dual stem, 25cm diameter ABH. Oak - Crown reduction to 30%, 35cm diameter ABH. Alder - Fell to ground level, 35cm ABH.
Response	Object – Penrith Town Council believes at least one of the Copper Beech trees should be retained albeit trimmed and the large Silver Birch could be crown reduced as the large one in Pategill Court. The effect on the general area to such drastic felling is felt to be detrimental. Before making final comments, Penrith Town Council would wish to see a report from the Arboriculturist.

Application Number	2024/0533/FPA
Location Address	Heathfield Croft Terrace Penrith CA11 7RS
Proposal	Alteration and extension of dwelling and erection of a garden room. Re-submission of 23/0737.
Response	Penrith Town Council does not wish to alter its previous comment other than to ask that if the application is approved, it be conditioned that the Annexe should be tied to the existing property and should not be used for holiday accommodation / Air BnB except for visiting friends/relatives.

Application Number	2024/0165/TCA
Location Address	Willoway Nicholson Lane PENRITH CA11 7UH
Proposal	Maple Tree : This has grown to 60 - 70 feet tall and is now too big for its environment in our garden. The proposed work is to reduce its height by 40 % and repropotion it accordingly. The tree will remain and regrow Conifer: This has grown to 60 - 70 feet tall and is now too big for its environment in our garden. It has outgrown its situation and is also in very close proximity to the maple. The 2 are only a few feet apart with the result that the conifer has no growth of branches or foliage on the side adjacent to the maple. It is entirely unbalanced. It is proposed to remove this tree entirely, as it is inappropriate to its situation.
Response	Support

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 Westmorland and Furness Council Website

<https://planningregister.westmorlandandfurness.gov.uk/> by inserting the appropriate planning reference number.

Application Number	2024/1116/FPA
Location Address	Inglewood Farm Stoneybeck Inglewood Road Bowscar Penrith CA11 8RP
Proposal	Change of use of equestrian building to storage.
RESOLVED THAT a response be returned to Westmorland and Furness SUPPORTING the application and requesting the following conditions:	
i. that the hours of opening should be limited to 7am to 11pm to protect the amenity of local residents.	
ii. that access and egress to the site should be from Stoneybeck roundabout only in the interests of vehicular safety as it is a narrow single track road.	

Application Number	2024/1057/FPA
Location Address	Land Between East Larches and Lynwood Beacon Edge PENRITH CA11 8BN
Proposal	Formation of a vehicular access.
RESOLVED THAT a response be returned to Westmorland and Furness SUPPORTING the application which would make the loading and unloading of horses, feed etc safer as it currently takes place on the highway. The Town Council would like a condition to retain the existing sandstone wall onto Beacon Edge as this is a feature of the area, and continuity of the existing footpath across any new entrance for all users.	

Application Number	2024/1172/PACOU
Location Address	1-2 Little Dockray PENRITH CA11 7HL
Proposal	Prior Notification under schedule 2, part 3, class MA for change of use of offices (class E) to 4no residential units (class C3).
RESOLVED THAT a response be returned to Westmorland and Furness SUPPORTING the application but requesting a condition stating that the units are for residential use only and should not be used as holiday lets or Air BnB accommodation.	

Application Number	2024/1182/FPA
Location Address	39 Holme Riggs Avenue Penrith CA11 8NL
Proposal	Proposed two storey side and rear extension.
RESOLVED THAT a response be returned to Westmorland and Furness SUPPORTING the application	

Application Number	2024/1196/FPA
Location Address	Westmorland And Furness Council Voreda House Portland Place Penrith CA11 7BF
Proposal	Variation of conditions 5 (noise), 7 (landscaping) and 8 (lighting scheme) to regularise the completed development in accordance with conditions attached to approval 21/0970.
RESOLVED THAT a response be returned to Westmorland and Furness SUPPORTING the application. Penrith Town Council wishes to add that it is disappointed that the hardstanding surrounding the building has been paved, and is not porous to prevent run-off, at a building which purports to be environmentally friendly. It also asks that some physical sound monitoring is undertaken after 12 months to check the levels.	

Application Number	2024/1272/FPA
Location Address	Land at Carleton Heights Penrith CA11 8RQ
Proposal	Variation of condition 1 (plans compliance) 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.
RESOLVED THAT a response be returned to Westmorland and Furness SUPPORTING the application which reduces the scale and massing next to surrounding smaller buildings.	

Application Number	2024/1253/TCA
Location Address	ST. CATHERINES RC SCHOOL St Catherines RC School Drovers Lane PENRITH CA11 9EL
Proposal	Conservation area tree works; 10 - Remove Ash and treat stump. 12 - Remove Ash. 13 - Remove Ash. 14 - Remove Willow.
RESOLVED THAT a response be returned to Westmorland and Furness SUPPORTING the application but requesting that some native planting occurs elsewhere on the site in a suitable location to help with carbon sequestration.	

Application Number	2024/1297/TPO
Location Address	Goodwood Carleton Road Penrith CA11 8LT
Proposal	Works to trees subject to Tree Preservation Orders EDC T3/CC24-G3 T3/CC24-G3 Field OS 4600, Brooklands. Trees 6 & 7 are both lapsed pollards, that have been cut back to a single stem in the past. As a result of this, they have developed dense crowns that comprise of multiple long weak stems above the old pollard point that are attached to the main stem with tight forks with included bark union, which have a high potential to fail over time. Tree 5 appears to have a virgin crown that has not been pollarded and therefore would benefit from such a practice in the interests of good tree management. All three trees appear in excellent physiological condition and therefore should respond positively from the pruning work.
RESOLVED THAT a response be returned to Westmorland and Furness SUPPORTING the application subject to the support of Westmorland and Furness Council's arboriculturist, especially relating to the mature tree that has not been pollarded previously.	

PTC24/27 Next Meeting

Members noted that the next meeting was scheduled on Monday 2 September at 5.15pm, 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