



Penrith Town Council

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

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

Minutes of the meeting of

PLANNING COMMITTEE

Held on Monday 1 July 2024, at 5.15pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PRESENT

Cllr Bowen	Pategill Ward
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 1 JULY 2024**

PART I

PL24/09 Apologies for Absence

There were no apologies for absence.

PL24/10 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 3 June 2024 and agreed they be signed as such.

PL24/11 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 Snell declared a registrable interest in agenda item 9b, Planning Application 2024/0871/FPA, as the applicant was a near neighbour. She declared that she would speak but not vote on the application.

PL24/12 Public Participation

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

PL24/13 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.

PL24/14 W&F Local Plan – Way Forward

Members received a verbal update on Westmorland and Furness Council's proposal to review the Local Plan. The review will be commenced following the General Election with an 'early conversation'. A public drop-in session will be held in Penrith on Saturday 13th July between 10am and 2pm at Sainsburys to gather the views of the public although an on-line questionnaire will also be available. The consultation questions at this stage will be broad and open ended and will focus on: Travel and Infrastructure, Health and Communities, People and Places, Economy and Climate and Nature.

Westmorland & Furness Council will also be doing a call for sites for residential and business development asking developers and landowners to submit sites for consideration. These sites will then be considered under the Strategic Housing and Economic Land Availability Assessment Process to start the narrowing down process. W&F will be required to have a 5-year land supply although the number of housing units has yet to be determined.

RESOLVED THAT:

1. the Deputy Town Clerk email all Councillors asking for their views and that a report be developed for Planning or Council reflecting the views to enable a corporate response to be submitted.

PL24/15 NDP Update

Members were informed that Planning Policy Officers at W&F Council had advised that the neighbourhood Plan Referendum would be carried out after the summer break although a date had not yet been determined. The Deputy Town Clerk has asked that they contact the Elections Team as soon as possible after 4 July to set a date.

PL24/16 Oak Road SID

Members were advised that having considered the best location for a SID on Oak Road, the Highways Authority had identified a suitable location. The SID would now be ordered and installed.

PL24/17 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	2024/0437/FPA
Location Address	Penrith AFC Football Club Frenchfield Park Frenchfield PENRITH CA11 8UU
Proposal	Retrospective change of use of storage container to form outdoor catering facility.
Response	Support

Application Number	2024/0907/PALHE
Location Address	16 Hawthorn Drive Penrith CA11 8WF
Proposal	Prior Notification under schedule 2, part 1, class A, for a single storey rear extension.
Response:	Support

Application Number	2024/0942/TPO
Location Address	2 Brooklands Carleton Road Penrith CA11 8LT
Proposal	Lime Tree 1 and 2, subject to Tree Preservation Orders EDC T3/CC24-G3 T3/CC24-G3 Field OS 4600, Brooklands, re-pollard both trees by cutting back all growth above the main stem back down to the original pollard point.
Response	Support – re-pollarding will support the longer-term health of the trees

Application Number	2024/0873/FPA
Location Address	Land off Greenbank Road Eden Business Park Penrith CA11 9FB
Proposal	Discharge of condition 4 (nesting birds), attached to approval 2023/1128/FPA.
Response	Support The condition imposed was: “Prior to development being commenced, a pre-start checks of the site to check for nesting birds including a fingertip search will be undertaken by a suitably qualified and competent individual and details of this check shall be submitted to and approved in writing by the Local Planning Authority. Should active birds’ nests be observed, the developer will be required to delay works on site until such a time agreed by the Local Planning Authority Survey undertaken in April (bird nesting season) – no evidence of nesting, recommendation is to remove the trees on site asap to prevent nesting.

Application Number	2024/0950/TPO
Location Address	Footway Between Fairhill Road and Scotland Road PENRITH CA11 8QL
Proposal	Crown raise Lime trees subject to Tree Preservation Orders TPO209-G1 and TPO209-G2 along the footpath between Salkeld Road and Fairhill to allow 3m clearance.
Response:	Support – this work is carried out every couple of years

Application Number	2024/0912/FPA
Location Address	Newton Gate Newton Rigg Penrith CA11 0AG
Proposal	Erection of sunroom extension.
Response:	Support.

Application Number	2024/0910/FPA
Location Address	Forest Hill Farm Bowscar PENRITH CA11 8RY
Proposal	Removal of condition 5 (occupancy restriction), attached to approval 10/0489.
Response:	Although Penrith Town Council support the removal of the agricultural occupancy restriction to enable a built residence to be occupied, the Town Council would strongly request that it be conditioned that the house has to be a permanent residence and should not be used for holiday accommodation or Air BnB

Application Number	2024/0848/LDPR
Location Address	59 Musgrave Street Penrith CA11 9AS
Proposal	Lawful Development Certificate for proposed rear extension to extend kitchen and internal alterations and change of use from C4 (HMO) to C3 (Dwellinghouse).
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 Eden District Council Website <https://plansearch.eden.gov.uk/fastweb/> by inserting the appropriate planning reference number.

Councillor Knaggs declared a registrable interest in the following application as he was a near neighbour. He said he would not vote on this application.

Application Number	2024/0871/FPA
Location Address	Land off Beacon Edge PENRITH
Proposal	Proposed erection of a dwelling.
RESOLVED THAT:	
<p>A response be returned to W&F Council expressing support that the documentation and site information is incorrect as it doesn't show the small building currently on the site or reflect that there is a tree located in the location of what appears to be the new entrance. The Town Council SUPPORTS the application on the provision that Highways and the Environment Agency receive the necessary information and don't raise any objection. but would also like to request the following conditions:</p> <ol style="list-style-type: none"> 1. that the current Leylandii hedge adjacent to Beacon Edge be maintained at its current height and replaced with native species should it fail 2. should the tree on site require to be removed to form the new access, a native species should be replanted on the site to help with carbon sequestration and to help with conservation and biodiversity. 	

Application Number	2024/0796/FPA
Location Address	Land at Raiselands Farm Penrith CA11 9JW
Proposal	Variation of condition 27 (non-opening windows) to allow the option of opening windows in place of non-opening windows, attached to approval 14/0405.
RESOLVED THAT A response be returned to Westmorland and Furness Council in SUPPORT of the application to give potential residents the choice of having windows open or shut.	

Application Number	22/0483
Location Address	UNIT 5 NEWTONGATE DEPOT, NEWTON ROAD, PENRITH, CA11 0BF
Proposal	Variation of condition 1 (hours of operation), to allow for 1no night time delivery between 11pm and 2am, attached to approval 01/0072.
RESOLVED THAT: A response be returned to Westmorland and Furness Council OBJECTING to the application in the interests of local amenity as two properties may be affected. The Town Council feels that that the operating hours of 7.30am to 7.00pm Monday to Saturday and not on Sundays or Bank Holidays is still appropriate.	

Application Number	2024/0854/FPA
Location Address	Greengill Head Villa Salkeld Road PENRITH CA11 8SQ
Proposal	Proposed conversion and extension of domestic outbuilding to form kitchen and bathroom.
RESOLVED THAT: A response be returned to Westmorland and Furness Council in SUPPORT of the application.	

Application Number	2024/1065/TCA
Location Address	54 Arthur Street Penrith CA11 7TU
Proposal	Reduce height of Holly tree.
RESOLVED THAT: A response be returned to Westmorland and Furness Council OBJECTING to the application on the grounds that taking out 2/3 of the tree would put it under too much stress as well as setting a precedent in a conservation area. It is felt that no proper justification has been given to such a severe reduction.	

Application Number	2024/0707/FPA
Location Address	AST Signs Ltd Box House Greenbank Road Eden Business Park PENRITH CA11 9FB
Proposal	Creation of two new vehicular accesses.
RESOLVED THAT: A response be returned to Westmorland and Furness Council in SUPPORT of the application.	

Application Number	2024/0462/LBC
Location Address	Dockray Hall Great Dockray PENRITH CA11 7DE
Proposal	Listed Building Consent for alterations to include installation of 1no window to rear west elevation and 3no conservation rooflights, reconfiguration of existing accommodation to provide additional guest bedrooms and en-suite bath/shower rooms, replacement of plastic with cast iron rainwater goods and replacement of existing fencing with new fencing including enclosed bin store.
RESOLVED THAT: A response be returned to Westmorland and Furness Council in SUPPORT of the application. Penrith Town Council is pleased to see a scheme that is not to the detriment of a listed building which creates a viable business, and which brings additional vibrancy to the town centre.	

Application Number	2024/1016/FPA
Location Address	62 Lowther Street PENRITH CA11 7UF
Proposal	Proposed replacement of existing dormer window on rear elevation and conversion of two attic bedrooms into a single bedroom with en-suite.
RESOLVED THAT: A response be returned to Westmorland and Furness Council in SUPPORT of the application.	

PTC24/18 Next Meeting

Members noted that the next meeting was scheduled on Monday 29 July 2025 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