



Penrith Town Council

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

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Minutes of the meeting of

PLANNING COMMITTEE

Held on 2 September 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. 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 2 SEPTEMBER 2024

PART I

PL24/28 Apologies for Absence

Apologies for absence with reasons were received from Councillor Lawson.

PL24/29 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 29 July 2024 and agreed they be signed as such.

PL24/30 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 declared a registrable interest in planning application 17/0375 as he knew one of the people making the presentation however declared that it would have no bearing on his decision and in application 2024/1482/TCA as he lived nearby but it would not impact his property directly.
- ii. Councillor Snell declared a registrable interest in planning application 17/0375 as she knew one of the people making the presentation however declared that it would have no bearing on her decision and in application 2024/1482/TCA as she lived nearby but it would not impact her property directly.

PL24/31 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 agreed that the representative of Atkinsons Builders could speak about Planning Application 17/0375 immediately prior to it being considered.

APPROVED THAT:

Planning Application 17/0375 be considered immediately after the following item to enable the representative to make their presentation and leave the meeting should they so wish.

PL24/32 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.

PL24/33 Planning Application for Consideration:

Members received a presentation from representatives of Atkinsons Builders in relation to the following application.

Application Number	17/0375
Location Address	LAND NORTH OF RAISELANDS FARM, PENRITH
Proposal	Outline application for residential development.

RESOLVED THAT:

A response be returned to Westmorland and Furness Council in SUPPORT of the application but with the following comments:

1. It is noted that the land is already allocated for development within the current Eden Local Plan.
2. PTC is pleased that the development will provide an affordable housing scheme, including single storey bungalows, with a small percentage of market led although this is to be confirmed at reserved matters stage.
3. It is pleasing that the development is proposed to be fully sustainable, highly insulated and highly energy efficient with a list of proposed features such as EV charging, pv panels etc meaning that an expensive retrofit should not be necessary.
4. The development should include a children's play area or communal space as Fairhill is across the busy A6.
5. Any hardstanding should be porous to prevent water run-off and there should be soft landscaping on the site.
6. The trees and stone walls, on and surrounding the site, should be retained as they add to the character of the area.
7. There is concern about another busy entrance off the A6 in such a small area adding to potential congestion although it is recognised that the Highways Authority will provide professional advice regarding this.
8. As well as the above points, PTC 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 on the road network and particularly on the social infrastructure of school places and NHS services. Although there is a suggestion of a financial contribution towards secondary school placements, there is concern that this does not future proof Penrith for the overall rise in development.

PL24/34 Street Naming and Numbering – Fairways 2 Development

Members considered the request by Storey Homes for up to seven potential street names for the next phase of the Fairways Development off Inglewood Road.

RESOLVED THAT:

The following suggestions be put forward to carry on the Roman theme given the proximity of the old Roman Road: Vicus, Via, Legion, Hadrian, Caesar, Consul, Emperor, Cohort, Tribune, Gladiator.

PL24/35 Eden Design Code

Members considered the consultation questions on the Eden Design Code and provided comments.

RESOLVED THAT

The Deputy Town Clerk prepare a response to the questions based on the comments which would be circulated to the Planning Committee

PL24/36 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:

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

Application Number	2024/1255/FPA
Location Address	Hawthorn Alexandra Road PENRITH CA11 9AL
Proposal	Replacement of existing 2no 1 bed single storey cluster accommodation units with 2no 2 bed single storey cluster accommodation units. Re-submission of 23/0477.

RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application with the following comments:

1. If approved, PTC would wish to see conditions relating to the construction so that the development period does not impact on, or affect, the residential amenity of neighbours.
2. PTC has concerns that the development may exacerbate parking issues within the area.

Application Number	2024/1482/TCA
Location Address	Land off Beacon Edge Penrith CA11 9LA
Proposal	Sycamore tree in conservation area - crown raise 5.2m and 3m reduction all round tree.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application.	

Application Number	2024/1393/LBC
Location Address	1 Wordsworth Terrace Drovers Lane PENRITH CA11 7QT
Proposal	Listed Building Consent for the replacement of existing single glazed timber windows with double glazed timber windows.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application as it makes the property more environmentally sustainable and mirrors other properties adjoining.	

PTC24/37 Next Meeting

Members noted that the next meeting was scheduled on 7 October 2024 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