



Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR
Tel: 01768 899 773 Email: office@penrithtowncouncil.gov.uk

DATE: 26 November 2024

NOTICE IS HEREBY GIVEN that an **ORDINARY MEETING** of **THE PLANNING COMMITTEE** will be held on 2 December 2024 at 5.15pm and you are hereby **SUMMONED** to attend to transact the business as specified in the agenda and reports hereunder.

The meeting will be held at Unit 2, Church House, 19-24 Friargate, Penrith.

To assist in the speedy and efficient dispatch of business, Members should read the agenda and reports in advance of the meeting. Members wishing to obtain factual information on items included on the agenda are asked to enquire of the relevant officer **PRIOR** to 9.00am on the Friday prior to the meeting.

Members are asked to indicate if they wish to speak on an item **PRIOR** to the meeting (by 1.00pm on the day of the meeting at the latest) by emailing office@penrithtowncouncil.gov.uk

COMMITTEE MEMBERSHIP

Cllr Bowen	Pategill Ward	Cllr Knaggs	East Ward
Cllr Holden	Carleton Ward	Cllr Lawson	Carleton Ward
Cllr Jackson	North Ward	Cllr. Shepherd	East Ward
Cllr D Jayson	West Ward	Cllr. Snell	West Ward

Mr I. Parker, Acting Town Clerk

Public Participation

Members of the public are welcome to attend. Details about how to comment on an agenda item are available on the Town Council Website.

Filming

Please note that this meeting may be filmed for live or subsequent broadcast via the internet or social media.

Please be advised that the Town Council does not record or live stream meetings.

Penrith Town Council fully supports the principle of openness and transparency and has no objection to filming and reporting at its Full Council, and Committee meetings that are open to the public. It also welcomes the use of social networking websites, such as Twitter and Facebook, to communicate with people about what is happening, as it happens. Filming will only commence at the beginning of a meeting when the Chair opens the meeting with apologies and will finish when the meeting is closed or when the public may be excluded from an exempt item. The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and the press are not lawfully excluded.

General Power of Competence

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.

AGENDA FOR THE MEETING OF PLANNING COMMITTEE 2 DECEMBER 2024

PART I

1. Apologies For Absence

Receive apologies from Members.

2. Minutes

Authorise the Chair to sign, as a correct record, the minutes of the meeting of the Planning Committee held on Monday 4 November 2024 and agree they be signed as such by the Chair.

3. Declarations of Interests and Requests for Dispensations

Receive declarations by Members of interests in respect of items on this agenda and apply for a dispensation to remain, speak and/or vote during consideration of that item.

ADVICE NOTE:

Members are reminded that, in accordance with the revised Code of Conduct, they are required to declare any disclosable pecuniary interests or other registrable interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting.) Members may, however, also decide, in the interests of clarity and transparency, to declare at this point in the meeting, any such disclosable pecuniary interests which they have already declared in the Register, as well as any other registrable or other interests. If a Member requires advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote, he/she is advised to contact the Monitoring Officer at least 24 hours in advance of the meeting

4. Public Participation

Receive any questions or representations which have been received from members of the public. A period of up to 15 minutes for members of the public to ask questions or submit comments.

ADVICE NOTE:

Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. The public must make a request in writing to the Town Clerk **PRIOR** to the meeting, when possible. A member of the public can speak for up to three minutes. A question shall not require a response at the meeting nor start a debate on the question. The chair of the meeting may direct that a written or oral response be given.

5. EXCLUDED ITEM: Public Bodies (Admissions to Meetings) Act 1960

Determine whether any items 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, as publicity relating to that (any of those) matter/s may be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for the other special reasons noted in relation to that matter on the agenda.

6. High Street Rental Auctions (HSRAs)

To note the report

7. Planning Applications

a) DELEGATED RESPONSES TO NOTE

Application Number	2024/1816/TCA
Location Address	8 Foster Street PENRITH CA11 7PD
Proposal	2no Pinus Sylvestris - Fell to ground level.
Response	Support with request that there be some replacement planting of smaller native tree / shrub to aid biodiversity and carbon capture.

Application Number	2024/1648/FPA
Location Address	Morrisons Petrol Filling Station Brunswick Road Penrith CA11 7JU
Proposal	Extension to the existing sales building, installation of an EV charging zone, substation, LV electrical enclosures, 3no jet wash bays and associated works.
Response	Support – the installation of EV chargers is in accordance with the Town Council’s environmental policy but would ask that they be 50kw fast chargers

Application Number	2024/1794/PAPP
Location Address	Maidenhill Farm Salkeld Road Penrith CA11 8SQ
Proposal	Prior Notification under schedule 2, part 6, class A, for an agricultural track.
Response	No Objection

Application Number	2024/1759/NMA
Location Address	Maidenhill Farm Salkeld Road Penrith CA11 8SQ
Proposal	Non Material Amendment to re-build a section of wall on North West elevation, attached to approval 22/0043.
Response	No Objection

Application Number	2024/1847/TPO
Location Address	Lonsdale Villa Fell Lane Penrith CA11 8AA
Proposal	Acer / Cedar - Crown lift to approx 5m. Oak - remove lower limb (a). Reduction on limbs above (overhanging 20 Beacon Square) to suitable pruning points. Reduction of verticle growth extending from stub cut back to main union. Yew and Laurel - cut back to boundary. Beech - Reduce back to 3m clearance from shed garage. All work to BS3998 and to reduce excessive shading.
Response	Support

Application Number	2024/1888/TCA
Location Address	49 Arthur Street PENRITH CA11 7TU
Proposal	Conservation area tree works, comprising; felling and removal of large Oak tree at the bottom of the back garden of 49 Arthur Street. The tree has reached an unmanageable size. It is a nuisance to neighbours due to blocking of natural light, overhanging branches and leaf fall. Roots have caused damage to neighbours paving (50 Arthur Street) and is beginning to cause damage to garden fence and stone wall.
Response	As this is a large and distinctive tree within the conservation area, albeit in a back garden, Penrith Town Council would wish to OBJECT to its felling and request that crown reduction and crown raising takes place to the satisfaction of the arboriculturist

Application Number	2024/1849/TPO
Location Address	Lonsdale Villa Fell Lane PENRITH CA11 8AA
Proposal	Yew - x2no on boundary line, between two properties. Reduction of overhanging branches. Yew - 20-25% reduction to suitable pruning points. Multi-stem Ash, crown lift over hanging branches. Dead Yew to be removed. All works to reduce excessive shading.
Response	Support

Application Number	2024/1401/FPA
Location Address	3 Roman Road PENRITH CA11 8DZ
Proposal	Retrospective creation of a tarmac driveway.
Response	Although the creation of additional off road parking is supported, the surface should be porous to reduce run-off – normal tarmac is not porous and should be avoided for the creation of hard standing wherever possible.

Application Number	2024/1850/DISC
Location Address	Land at Carleton Hall Farm Carleton Avenue PENRITH CA11 8RQ
Proposal	Discharge of conditions 8 (external lighting) and 10 (refuse and recycling), attached to approval 2024/0621/FPA.
Response	No comment – conditions have been met

Application Number	2024/1522/NMA
Location Address	Land known as Carleton Heights PENRITH
Proposal	Non Material Amendment for the insertion of brick recesses in place of approved windows on apartment block (plots 522-527), attached to approval 18/0259.
Response	No Objection

Application Number	2024/1596/NMA
Location Address	Land Off Carleton Hill Road Carleton PENRITH CA11 8TZ
Proposal	Non Material Amendment for changes to facade treatment from timber cladding throughout to timber cladding on the front and partial side elevations of main building only, remainder of elevations to be composite panel and sheet cladding. Omission of roof overhang to rear of main building, attached to approval 22/0868.
Response	Support

Application Number	2024/1559/TCA
Location Address	Brunswick Square PENRITH CA11 7LL
Proposal	Laurels, rhododendrons, hollies, cypresses and yews contained within the boundaries of the central garden; annual shaping. Crown lift all trees in square as needed to provide clearance of street lamps, 2.5m over footpaths and 5m over highways. General maintenance of larger trees in garden, as follows: 1) Lime: Opposite no 19; removal of shoot growth; hard re-pollard at existing 4m height 2) Lime: Opposite no 27; removal of shoot growth; hard re-pollard at existing 4m height 3) Beech: Opposite no 37; crown thinning by 20%; crown reduction by 2m; crown lift to 3m above ground; overall volume reduction up to 50%. 4) Apple: Opposite no 14; crown reduction by 2m: crown lift to 2m above ground; removal of cross-branches. 5) Cherry: Opposite no 12; crown reduction by 3m; crown lift to 3m above ground. 6) Cherry: Opposite no 35; crown reduction by 2m; crown lift to 2m above ground. 7) Holly: Opposite no 2; remove. 8) Silver Birch: Opposite no 2; crown reduction by maximum of 4m. 9) Silver Birch: Opposite no 6; crown reduction by maximum of 4m. 10) Silver Birch: Opposite no 13; crown reduction by maximum of 4m.
Response	Support

Application Number	2024/1666/TCA
Location Address	Shearman House Benson Row PENRITH CA11 7YW
Proposal	1) Plum - reduce to half height 2) Plum - crown reduce 2m 3) Apple - reduce over extending branches by up to 2m 4,5) Laburnum - Crown reduce 1.15m for maintenance 6) Eucalyptus - Trim regrowth, crown reduce by 1m
Response	Support

Application Number	2024/1665/TCA
Location Address	Crozier Lodge Fell Lane PENRITH CA11 8AB
Proposal	G1 - remove 3x small Cypress to stump G2 - Remove 1x small Cypress to stump T1 - Lime - dead wood IIII - Maintain hedge to all sides
Response	Support

b) PLANNING APPLICATIONS FOR CONSIDERATION

Consider the following applications for which information can be found on the Westmorland and Furness Council Website using the link shown below

Application Number	2024/2057/FPA
Location Address	Land off Blamire Road Eden Business Park Penrith CA11 9FD
Proposal	Erection of new base building for Penrith Mountain Rescue and Cumbria Ore and Mines Rescue Unit, and associated works.

Application Number	2024/2101/FPA
Location Address	1 Plimsoll Close Penrith CA11 9EY
Proposal	Extension to existing front porch and addition of cladding.

Application Number	2024/2123/LBC
Location Address	Penrith Railway Station Ullswater Road PENRITH CA11 7JQ
Proposal	Listed Building Consent for refurbishment of the existing male and female passenger toilets on platform 1.

Application Number	2024/1852/FPA
Location Address	68 Scotland Road Penrith CA11 9JD
Proposal	Proposed demolition of remaining structure of the former dwelling.

Application Number	2024/2128/FPA
Location Address	18 Tynefield Drive PENRITH CA11 8JA
Proposal	Erection of two storey front side extension and replacement of existing rear conservatory with single storey rear extension.

8. Next Meeting

Note the next meeting is scheduled for 6 January 2024, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PART II PRIVATE SECTION

There are no further items in this part of the Agenda

**FOR THE ATTENTION OF ALL
MEMBERS OF THE PLANNING COMMITTEE
AND FOR INFORMATION TO 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 at <https://www.penrithtowncouncil.gov.uk/> or, in the case of planning applications, the link to applications on the Westmorland & Furness Council Website can be found at <http://eforms.eden.gov.uk/fastweb/search.asp>

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.gov.uk



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DRAFT Minutes of the meeting of

PLANNING COMMITTEE

Held on Monday 4 November 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 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 4th NOVEMBER 2024

PART I

PL24/48 Apologies for Absence

Apologies for absence with reasons were received from Councillor Shepherd.
Apologies for absence without reasons were received from Councillor Knaggs.

Councillor Lawson was absent without apologies.

PL24/49 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 7 October 2024 and agreed they be signed as such.

PL24/50 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.

PL24/51 Public Participation

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

PL24/52 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.

PL24/53 Resolutions Report

Members noted the report.

PL24/54 Proposed Toucan Crossing – Scotland Road

Members considered a notice under the Road Traffic Regulation Act 1984 – Section 23 that Westmorland and Furness Council proposed to install a toucan crossing on the A6 Scotland Road.

RESOLVED THAT:

A response be sent back to Westmorland and Furness Council saying that the Town Council would require additional information in order to comment on the proposal.

- a. Expressing concern that one developer contribution seems to be being removed and replaced by a different type of crossing in the same location which doesn't add anything to the amenity of residents.
- b. Westmorland and Furness Council be requested to provide additional information about the rationale for the change and whether any other locations were considered along with reasons why they may have been rejected.
- c. That an extension to the time be allowed to allow proper consideration of the matter.

PL24/55 Ullswater Road – Proposed Emergency Restrictions

Members considered restrictions proposed to be introduced under temporary powers to prohibit parking and ensure visibility splays are achieved at the entrance to Castle Park.

RESOLVED THAT:

A response be returned to Westmorland and Furness Council supporting the proposal with a request that the unrestricted parking along the remainder of the length of Ullswater Road, to its junction with Castle Drive, be returned to three hour parking to prevent long term parking and to assist those using Castle Park.

PL24/56 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	2024/1816/TCA
Location Address	8 Foster Street PENRITH CA11 7PD
Proposal	2no Pinus Sylvestris - Fell to ground level.
Response	Support with request that there be some replacement planting of smaller native tree / shrub to aid biodiversity and carbon capture.

Application Number	2024/1648/FPA
Location Address	Morrisons Petrol Filling Station Brunswick Road Penrith CA11 7JU
Proposal	Extension to the existing sales building, installation of an EV charging zone, substation, LV electrical enclosures, 3no jet wash bays and associated works.
Proposed Response	Support – the installation of EV chargers is in accordance with the Town Council’s environmental policy but would ask that they be 50kw fast chargers

Application Number	2024/1794/PAPP
Location Address	Maidenhill Farm Salkeld Road Penrith CA11 8SQ
Proposal	Prior Notification under schedule 2, part 6, class A, for an agricultural track.
Proposed Response	No Objection

Application Number	2024/1759/NMA
Location Address	Maidenhill Farm Salkeld Road Penrith CA11 8SQ
Proposal	Non Material Amendment to re-build a section of wall on North West elevation, attached to approval 22/0043.
Proposed Response	No Objection

Application Number	2024/1847/TPO
Location Address	Lonsdale Villa Fell Lane Penrith CA11 8AA
Proposal	Acer / Cedar - Crown lift to approx 5m. Oak - remove lower limb (a). Reduction on limbs above (overhanging 20 Beacon Square) to suitable pruning points. Reduction of verticle growth extending from stub cut back to main union. Yew and Laurel - cut back to boundary. Beech - Reduce back to 3m clearance from shed garage. All work to BS3998 and to reduce excessive shading.
Response	Support

Application Number	2024/1888/TCA
Location Address	49 Arthur Street PENRITH CA11 7TU
Proposal	Conservation area tree works, comprising; felling and removal of large Oak tree at the bottom of the back garden of 49 Arthur Street. The tree has reached an unmanageable size. It is a nuisance to neighbours due to blocking of natural light, overhanging branches and leaf fall. Roots have caused damage to neighbours paving (50 Arthur Street) and is beginning to cause damage to garden fence and stone wall.
Response	As this is a large and distinctive tree within the conservation area, albeit in a back garden, Penrith Town Council would wish to OBJECT to its felling and request that crown reduction and crown raising takes place to the satisfaction of the arboriculturist

Application Number	2024/1592/FPA
Location Address	Long Acres Carleton Village PENRITH CA11 8TP
Proposal	Demolition of existing dwelling and erection of a single storey dwelling, detached hydrotherapy pool with associated parking and landscaping.
Response	Support but request it to be conditioned that: <ol style="list-style-type: none"> 1. the hydrotherapy pool is for the use of the residents of the dwelling only and should not be used separately as a business to preserve the amenity of local residents. 2. Any hard standing should be porous to prevent excessive run off.

Application Number	2024/1809/NMA
Location Address	John Beaty Transport Station View Penrith CA11 0BX
Proposal	Non Material Amendment to remove all windows and add an emergency door to North East elevation, replace door with escape window on North West elevation and remove door on South East elevation, attached to approval 23/0363.
Response	Support

Application Number	2024/1825/DISC
Location Address	Land off Carleton Hill Road Carleton PENRITH CA11 8TZ
Proposal	Discharge of conditions 3 (landscaping scheme), 5 (construction traffic management plan), 6 (construction surface water management plan), 7 (sustainable surface water drainage scheme and a foul water drainage scheme), 8 (visibility splays), and 9 (carriageway, footways, footpaths, cycleways etc), attached to approval 22/0868.
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://planningregister.westmorlandandfurness.gov.uk/> by inserting the appropriate planning reference number.

Application Number	2024/1907/RMA
Location Address	Land Southwest of Mile Lane Redhills PENRITH CA11 0DT
Proposal	Reserved Matters application for appearance, landscaping, layout and scale, attached to approval 19/0636.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application provided that the arboriculturist is content as the report is out of date being valid for only two years from the original application. The Town Council would request it to be conditioned that entry and egress from the site should be from the A6 only to protect the amenity of residents living on Mile Lane.	

Application Number	22/0954
Location Address	CROSSFIELD FARM, BOWSCAR, PENRITH, CA11 9NQ
Proposal	Creation of haulage yard with associated workshop, vehicle wash area, parking, package treatment plant, landscaping and access.

RESOLVED THAT a response be returned to Westmorland and Furness Council OBJECTING to the application on the following grounds:

- i. The proposed development is on a greenfield site and not allocated within the Eden Local Plan for any sort of development and it is therefore assumed that it was proposed to be retained for agricultural land. It is not in compliance with the approved Local Plan with no overriding material considerations.
- ii. The area in question is 1.8 miles from the outskirts of Penrith so not adjacent to the town. It is open and rural in nature with only a few agricultural or residential (live/work) developments within the immediate area. The site has no easy walking or cycling links to Penrith. The development would cause harm to the local amenity through the loss of open farmland as it sits in a highly visible position on a major route into town with views beyond to the Lake District fells.
- iii. Policy EC3 of the Eden Local Plan states that employment development within and adjacent to existing settlements will be permitted when four criteria are met. ie
 - Development is of a scale, type and design sympathetic to the location within which it is proposed
 - Development would not have an unacceptable impact on highways or other forms of infrastructure
 - Development would not cause harm to local amenity, landscape, ecology, historic environment or other environmental and cultural heritage considerations
 - The development is capable of achieving appropriate standards of access, servicing, parking and amenity space.

The building itself is large 24m x 16m x 12m high structure between the existing farm buildings and the road. The proposal is to surround it with a earth bank and planting inside a 1.8m high security fence.

Penrith Town Council believes that given the location, the development introduces a large and incongruous development which is of a scale that is unsympathetic to this rural greenfield site and would cause harm to the local amenity and landscape to this area of open countryside therefor going against policies EC3 and ENV2 (Protection and enhancement of landscape and trees) of the Eden Local Plan.
- iv. This is the relocation of an existing business that says that their current yard is inefficient for business and provides no room for expansion. They state that they have a 'good relationship with neighbours although there is always potential for this to be problematic in the future'. Within the adopted Eden Local Plan, land is allocated in Policy PEN1 for employment purposes as an extension to Gilwilly Business Park and at Skirsgill. Longer term strategic growth is identified at Newton Rigg College which is no longer an educational facility. This is a departure from the current adopted Eden Local Plan and, if approved, would set a precedent for large scale development in the open countryside.
- v. As a new development in the open countryside it is likely that for security reasons that security lighting is also required. Such lighting would go against Policy ENV9 of the Eden Local Plan as any additional lighting in this area would adversely impact the wider landscape.

Application Number	<u>2024/1852/FPA</u>
Location Address	68 Scotland Road Penrith CA11 9JD
Proposal	Proposed demolition of remaining structure of the former dwelling.
<p>RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application but requesting conditions relating to:</p> <ul style="list-style-type: none"> i. hours of work being 8am to 6pm Monday to Friday, 9am-1pm Saturdays and no work on Sundays or Bank Holidays ii. nuisance caused by dust and noise 	

Application Number	<u>2024/1966/TCA</u>
Location Address	Penrith Parish Centre St Andrews Place Penrith CA11 7XX
Proposal	T1 - Weeping Ash - Fell. T2 - Birch, cut ivy and cut limb to give 3 meter clearance from property. T3 - Willow - Fell. T4 - Cherry - reduce from property to give 3m clearance. Phonelines crossing path in line with tree. T5 and T6 Cherry - sever ivy and remove to 1m.
<p>RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application but requesting that the applicant be requested to carry out some replanting of native trees/shrubs for the T1 (Weeping Ash) and T3 (Willow) which it is proposed to fell and keep the remaining trees pruned regularly to prevent excessive work at any one time.</p>	

Application Number	<u>2024/2001/TPO</u>
Location Address	3 Fairhill Road PENRITH CA11 8QZ
Proposal	Tg1) crown raise all lime to 3 metres and remove epicormic growth. TR1 TR2 & TR3) Lime - prune to allow 3m clearance from property. Trees subject to TPO209-G1.
<p>RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application.</p>	

PL24/57 Next Meeting

Members noted that the next meeting was scheduled on 2 December 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

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Background Papers

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PLANNING COMMITTEE

Date: 2 December 2024

Public Report

Matter: High Street Rental Auctions (HSRAs)

Item no:

Author: Deputy Town Clerk

Supporting Member: Councillor Scott Jackson, Chair of Planning

Purpose of Report:

To provide a brief update to members on proposed new powers originally introduced by the Levelling Up and Regeneration Act 2023 and following secondary legislation which come into force on 2 December 2024.

Recommendations:

- i. To note the report.

Law and Legal Implications

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.

1. Report Details

- 1.1 Following secondary legislation laid before parliament, High Street Rental Auction powers, originally introduced by the Levelling Up and Regeneration Act 2023, come into force on 2 December 2024.
- 1.2 High Street Rental Auctions will allow a local authority to step in where a high street shop has been empty for over a year. Auctions will have no reserve price giving local businesses and community groups the opportunity to occupy space on the high street at a competitive market rate.
- 1.3 The powers are designed to breathe new life back into high streets and transform long-term empty shops by giving local authorities the ability to seek to resolve the vacancies by discussion with landlords before putting a property to a rental auction.
- 1.4 These powers are likely to sit with the principal authority but the Government say they will help re-energise and revitalise town centres, bring thriving high streets back and drive local opportunity and growth.
- 1.5 This legislation will form part of the government's wider commitment to high streets and communities with a new small business strategy being introduced next year.
- 1.6 More information will be brought back to a future meeting once the details are known.

2. Financial and Resource Implications

None.

3. Equalities Implications

None.

4. Climate Change and Environmental Implications

None.

Appendices

Background Documents: