



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 **Monday 6 January 2025**, 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. 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 6 JANUARY 2025**

PART I

PL24/73 Apologies for Absence

Apologies for absence without reasons were received from Councillor Knaggs who also tendered his resignation from the Planning Committee. The Chair thanked Councillor Knaggs for his contributions to the committee which were always considered, detailed and productive.

PL24/74 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meetings of the Committee held on

- a) Monday 2 December 2024; and
- b) The extra ordinary meeting held on Wednesday 11 December 2024

and agreed they be signed as such.

PL24/75 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 Shepherd declared a registrable interest in planning application 2024/0471/FPA – Omega Proteins as a member of the public and not acting as a Member of the Town Council. Councillor Shepherd has had pro bono discussions with the Leo Group of a technical nature, drawing on his engineering experience to try to find solutions to technical problems which caused the odour emissions. Councillor Shepherd informed the meeting that he would take part in the discussion but abstain from the vote.
- ii. Councillor D Jayson declared a registrable interest in planning application 2024/0471/FPA – Omega Proteins as a member of the public and not acting as a Member of the Town Council. Councillor Jayson has had pro bono discussions with the Leo Group of a technical nature, drawing on his engineering experience to try to find solutions to technical problems which caused the odour emissions. Councillor Jayson informed the meeting that he would take part in the discussion but abstain from the vote.
- iii. Councillor Shepherd declared a registrable interest in planning applications 2024/2314/TCA and 2024/2334/TCA as he knew the owners of the properties but had not discussed it with them or been lobbied.

PL24/76 Public Participation

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

PL24/77 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.

PL24/78 Tree Preservation Order No. 6, 2024 – Land at Raiselands Farm, Penrith, Cumbria, CA11 9NQ

Members considered whether to make any representation on the TPO recently served upon the land at Raiselands Farm, Penrith.

RESOLVED THAT:

A response be returned to Westmorland and Furness Council supporting the Tree Preservation Order.

PL24/79 Footpath Nos 358014 and 358029 Temporary Prohibition of Pedestrians

Members considered the temporary footpath closure on footpath numbers 358014 and 358029. Concern was expressed that this was a heavily used footpath that needed to be preserved and that it seemed to be unnecessary for it to be closed for 12 months

RESOLVED THAT the report be noted.

PL24/80 Dates of Meetings 2025/2026

RESOLVED THAT:

The following be recommended to Council for approval

a) Planning Committee meetings be held on;

2 June 2025

7 July 2025

28 July 2025

1 September 2025

6 October 2025

3 November 2025

1 December 2025

5 January 2026

2 February 2026
 2 March 2026
 13 April 2026
 11 May 2026; and

b) the first meeting commence at 5.15 with the times for the remaining meetings being agreed by the new committee in May.

PL24/81 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	2024/2009/FPA
Location Address	Land off Beacon Edge PENRITH
Proposal	Variation of condition 2 (plans compliance) for design amendments to the dwelling, attached to approval 2024/0871/FPA.
Response	Support

Application Number	2024/1178/TCA
Location Address	The Cottage Bishop Yards PENRITH CA11 7XU
Proposal	Plum - small tree, approx 15ft tall located in corner of walled garden, appears mostly dead/ dying. Fell to ground level. Willow - small tree approx 15ft tall, located in corner of walled garden in front of Plum to fell (above) Plum is being propped up by the willow it appears. Reduce Willow by 2-4ft balance and shape, as canopy growth has bias towards garden due to Plum immediately behind the Willow.
Response	Support

Application Number	2024/1732/LDPR
Location Address	1 Drovers Lane Penrith CA11 9EP
Proposal	Lawful Development Certificate for the proposed replacement of existing rear outbuilding with a single storey rear extension.
Response	Support

Application Number	2024/2106/LDPR
Location Address	Electricity North West Newtongate Depot Newton Road Penrith CA11 0BF
Proposal	Lawful Development Certificate for a proposed single storey extension to an existing building.
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 by clicking the link on each planning application.

Members reconsidered the following application as new planning guidance was issued by the Government in late November in respect of small particulate pollution which became a new material planning consideration.

Councillors D Jayson and Shepherd abstained from voting on the application.

Application Number	<u>2024/0471/FPA</u>
Location Address	Omega Proteins Penrith Ltd Processing Plant Penrith CA11 0BX
Proposal	Installation of 25m chimney stack.
RESOLVED THAT in the light of the new material planning considerations a response be returned to Westmorland and Furness Council OBJECTING to the application for the following reasons: <ol style="list-style-type: none">1. The validity of the dispersion models is questioned as the chemicals that generate odours, which is the primary concern of the community, include Putrecine and Cadaverine. The density of Putrecine is 500 times that of the pollutants that are mentioned in the dispersion models provided (ie Nox).2. The variations on density mean that the chimney system needs to be designed to either restrict the emissions of the odour generating compounds or enable them to be dispersed at such an altitude that they do not create an odour.3. A specialist fully qualified chemical processing engineer should be engaged to provide this information and advice prior to the application being determined.4. The planning application omits any reference to reducing odour omissions and indeed, the operating license for the plan only references odours on a subjective / qualitative basis.5. The Environment Agency and WFC need to specify quantifiably what is an acceptable level of discharge of the odour generating compounds and ensure that the chimney stack is designed to enable this.6. The report says that the max predictable impact will be above the critical load value for Myers Beck but gives no further explanation with an assumption that both units will not be on full power at the same time which may not be true if they get very busy again calling into validity the report	

Application Number	<u>2024/2266/FPA</u>
Location Address	3 Angel Square Penrith CA11 7BT
Proposal	Alterations and subdivision of existing retail unit, addition of new access to the rear and extend the public realm associated with Angel Square.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application with a request that any lighting should be adequate to ensure safety for those using the new opened up area. The development should increase the viability of the building and vitality of the area.	

Application Number	<u>2024/2226/FPA</u>
Location Address	Westmorland And Furness Council Voreda House Portland Place Penrith CA11 7BF
Proposal	Proposed storage shed, generator base, fencing and landscaping.
<p>RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application but with a request that it be conditioned that:</p> <ul style="list-style-type: none"> i. the quietest possible generator be deployed when required to reduce possible noise emissions and preserve the amenity of nearby residents; and ii. screening and landscaping of the area must be appropriate and in character with the area. 	

Application Number	<u>2024/1063/FPA</u>
Location Address	Beaver Lodge Salkeld Road Penrith CA11 8SH
Proposal	Installation of ground mounted solar arrays and associated works.
<p>RESOLVED THAT a response be returned to Westmorland and Furness Council in support of the application with a request that the applicants consider wild flower seeding etc between the PV panels.</p>	

Application Number	<u>2024/1002/FPA</u>
Location Address	Greengill Foot Inglewood Road Bowscar PENRITH CA11 8RP
Proposal	Installation of ground mounted solar arrays and associated works.
<p>RESOLVED THAT a response be returned to Westmorland and Furness Council in support of the application.</p>	

Application Number	<u>2024/2314/TCA</u>
Location Address	Stanhill Nicholson Lane PENRITH CA11 7UL
Proposal	G1 Northern boundary conifer groups - Trim the 4 groups tight to tidy. - Potentially reduce the heights of the 3 taller groups by up to approximately 600mm. G2 Eastern boundary Beech hedge - Reduce the height of the hedge by up to 600mm to a tidy line. - Trim the internal boundary side tight to tidy. T3 Blue Spruce to fell to give adjacent Ginkgo Tree space - Fell to near ground level the Blue Spruce in the mid - lawn. - This will provide more light and space for the juvenile Ginkgo biloba tree adjacent to develop a more symmetrical canopy. - Grind out stump for an aesthetic finish.
<p>RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application, with a request that it be requested that a native tree or shrub be planted to replace the felled Blue Spruce.</p>	

Application Number	<u>2024/2334/TCA</u>
Location Address	15 Arthur Street Penrith CA11 7TU
Proposal	Conservation area tree works comprising; reduce height of two Ash trees.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application.	

PL24/82 Next Meeting

Members noted that the next meeting was scheduled on 3 February 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.gov.uk