



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 3 February 2025**, at 5.15pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PRESENT

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| Cllr Bowen | Pategill Ward |
| Cllr Davies | West Ward |
| Cllr Holden | Carleton Ward |
| Cllr Jackson | North Ward |
| Cllr D Jayson | North Ward |
| Cllr. Lawson | Carleton 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 3 FEBRUARY 2025**

PART I

PL24/83 Apologies for Absence

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

Councillor D Jayson was absent without apologies.

PL24/84 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 6 January 2025 and agreed they be signed as such.

**PL24/85 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 Bowen declared a registrable interest in that she thought she knew one of the objectors to planning application no 2024/2352/FPA, however the application had not been discussed and would have no bearing on her decision.

PL24/86 Public Participation

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

**PL24/87 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.

PL24/88 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:

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| Application Number | 2024/2155/FPA |
| Location Address | The Orchard Carleton Road Penrith CA11 8LT |
| Proposal | Alteration of existing access and creation of new access onto Brooklands Grange. |
| Response | Penrith Town Council would wish to submit the following comments: As the old entrance is being retained it is difficult to understand the purpose of the new one. The new entrance is on or just after a sharp bend on a residential road which is not particularly wide and steep in at least one place. It is possible that the location of the new gate may compromise the ease of access for the bungalows opposite so Highways would need to be content on road safety aspects |

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| Application Number | 2024/2306/FPA |
| Location Address | 1A Porthouse Road Penrith CA11 8QB |
| Proposal | Variation of condition 2 (plans compliance) for amendments to the parking, landscaping and boundary treatments, attached to approval 18/0002. |
| Response | OBJECT as the development proposed is considered to be overbearing does not reflect the existing street scene as the fence is too high and overbearing compared to neighbouring properties |

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| Application Number | 2024/2318/FPA |
| Location Address | 2 Frenchfield Way PENRITH CA11 8TW |
| Proposal | Alterations and extensions. |
| Response | The development is on a large corner plot and is a similar development to neighbouring properties although there are no other balconies. Balcony will look towards dormer bungalow over the road but it has a high hedge so privacy won't be affected. Support with conditions requesting privacy glass to the balcony and environmentally sustainable design features to accord to Policy 1 of the Penrith Neighbourhood Development Plan. |

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| Application Number | 2024/2342/FPA |
| Location Address | Land off Carleton Hill Road Carleton PENRITH CA11 8TZ |
| Proposal | Variation of condition 2 (plans compliance) for changes to facade materials to the main building and equine building, and omission of roof overhang to rear of main building, attached to approval 22/0868. |
| Response | Support |

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| Application Number | 2024/2379/FPA |
| Location Address | 29 Frenchfield Gardens PENRITH CA11 8TX |
| Proposal | Replacement of existing rear sunroom with single storey rear extension. |
| Response | Support |

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| Application Number | 2024/2433/TCA |
| Location Address | 1 Jubilee Lodge Beacon Edge PENRITH CA11 7SQ |
| Proposal | Conservation area tree works comprising; T1 removal of lowest branch at trunk area. Remove any dead wood. Tidy up and prune. T2 remove dead branches, reduce size of lowest branches, tidy up and prune. |
| Response | Support |

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| Application Number | 2024/2377/DISC |
| Location Address | Cumberland & Westmorland Herald 14 King Street Penrith CA11 7AH |
| Proposal | Discharge of conditions 3 (odour) and 4 (noise), attached to approval 2024/0234/FPA. |
| Response | Support in principle provided Env Health are happy with the extraction details |

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 on the link below.

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| Application Number | <u>2024/2352/FPA</u> |
| Location Address | Land at Inglewood Road Penrith CA11 8QY |
| Proposal | Proposed development of 53 dwellings, accesses and associated infrastructure. |
| <p>RESOLVED THAT a response be returned to Westmorland and Furness Council OBJECTING to the application for the following reasons:</p> <ol style="list-style-type: none"> 1. Although allocated for development for 54 dwellings in the adopted Eden Local Plan, the application goes against Policy PEN2 which states that the remaining strategic sites in the north will not be given permission for development until masterplans in accordance with the objectives and outputs contained in the 2011 masterplan for Penrith been agreed with the Council. | |

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| Application Number | 2024/2352/FPA |
| Location Address | Land at Inglewood Road Penrith CA11 8QY |
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| <p>Given the scale of potential development in this area with planning applications coming forward it is important that a plan is developed to address the cumulative impacts of development potential.</p> | |
| <p>2. The developers have not demonstrated, in accordance with Policy PEN2, that they have worked with infrastructure providers and other developers to demonstrate how the development will jointly provide and fund the physical and social infrastructure necessary to support development in the town.</p> | |
| <p>3. Although Policy HS1 of the Eden Local Plan required 30% affordable housing on sites of 11 or more dwellings, the application does not accord to Policies HS4 of the Eden Local Plan and Policy 6 of the adopted Penrith Neighbourhood Development Plan (PNDP). Policy HS4 states that the mix of dwelling types and sizes provided will be expected to address the nature of local need as evidenced through set criteria one of which is a housing needs survey. The Town Council commissioned a housing needs survey for Penrith in 2018 and are advised that this is still applicable. In that survey, the priority for housing was for homes to meet the needs of young renters with or without children, first time buyers, empty nesters and the aging population, it is pleasing to see 11 bungalows on site and it is hoped some of these will be discounted/affordable. Town Councillors have concerns that discounted homes are not truly affordable and would prefer to see affordable rented properties and homes with a local occupancy clause on them. Should the application be approved by Westmorland and Furness, the Town Council would wish it to be conditioned that the houses remain discounted in perpetuity.</p> | |
| <p>4. Policy 1 of the Penrith Neighbourhood Plan requests developers to set out, within the design and access statements, how the proposals achieve a high-quality design and sustainable development. Retro fitting is difficult and expensive so the development should include innovative sustainable design proposals to ensure that the dwellings remain at the forefront of contemporary sustainable building design and should include sustainable building materials, recycling of grey and rainwater, high standards of thermal insulation and features that encourage a more sustainable lifestyle eg EV charging points, PV panels and air source heat pumps.</p> | |
| <p>5. Penrith Town Council does not believe that the development accords to Policy 5 of the PNDP for the following reasons:</p> <ul style="list-style-type: none"> • There is no provision of features to encourage wildlife movement, migration, nesting eg swift bricks, bird boxes, bat roots, hedgehog holes. • There is little provision for community green spaces on the site. Although no play areas are proposed on site due to the proximity of existing play areas, Milton Street is some distance away across the busy A6 and with limited play equipment. Should the application be approved, the Town Council would it to be conditioned that the developer should speak to the Town Council regarding a contribution of funding for the enhancement and development of Fairhill which is owned by the Town Council. | |
| <p>6. There are concerns about road safety on Inglewood Road. Inglewood Road is currently a single-track road from Stoneybeck Roundabout and has been the subject of a number of police complaints due to speeding with the road already having had one fatality and a number of near misses reported by the equestrian facilities at either end. Should the application be approved, the 30mph zone should be extended beyond the extent of this development and in fact beyond the current Traveller Site.</p> | |

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| Application Number | 2024/2352/FPA |
| Location Address | Land at Inglewood Road Penrith CA11 8QY |
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| <p>7. The Town Council notes that the developer has said that the nearest shops are on Scotland Road however the two referred to are small convenience stores attached to a garage and would not be used for general shopping.</p> <p>8. The Town Council has major concerns about the effect of any new development on the infrastructure of Penrith. New developments will add substantial pressure, particularly on the social infrastructure of school places and the NHS services. The Brunswick Clinic referred to within the documentation is a private osteopath, all GP and medical facilities are at the southern end of Penrith and although St Catherine's is mentioned as the nearest primary school, it is an RC school with additional admittance criteria. Most children will probably attend nurseries and primary schools further away eg Brunswick Road, Wetheriggs and Beaconside Schools thereby putting more pressure on these establishments. We have been informed that our primary schools are full. Likewise, secondary provision is also stretched. QEGS can be discounted as a selective grammar school whilst a previous application, although agreeing a secondary contribution through a S106 agreement of £884,000 towards additional provision at UCC also mentioned that a transport contribution may be required to support travel to the nearest secondary school at Appleby which would be unacceptable.</p> <p>9. The parking provision is incorrect in that the defined amount in the Eden Local Plan 2014-2032 to meet the standards defined in the updated Cumbria Design Guide is 1 bed – 1 space, 2 bed – 2 spaces, 3 bed – 2.5 spaces and 4 bed – 3 spaces. Currently this application only allocated 2.5 spaces for a 4-bed house. Given the definition above this could impact significantly on the highway network by adding an additional 130 cars taking children to and from school, travelling to work and health facilities and shopping. Given its location the Town Council does not believe that people would necessarily walk, bike or take public transport.</p> <p>10. There is no outlet from the attenuation pond relying on soakaway. Other applications within this area have said that total soak away would not work, additional concern is raised by the fact that the application talks about protecting the sides of the pond indicating that it is expected that it will get very full.</p> <p>11. The construction management plan is inadequate. There is no mention of how surface water drainage will be managed during the construction phase, it should be specified in detail that the drainage and the attenuation pond should be constructed first and the vehicle wash station should be at the entry to the site and not at the entry to the construction compound at the far end of the access road. It is also important that construction, should it be approved, be limited to protect the amenity of local residents.</p> | |

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| Application Number | 2024/2275/FPA |
| Location Address | Croft Avenue Residential Care Home Croft Avenue Penrith CA11 7RJ |
| Proposal | Single storey extension to the front elevation to provide an additional 14no bedrooms with associated communal accommodation, and creation of new parking and retaining wall. |
| <p>RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application with the additional comments:</p> <ol style="list-style-type: none"> 1. Although the application is on the outside periphery of the conservation area, the design minimises the visual impact on the conservation area with it being sunk into the ground with its green roof and sustainable building materials. 2. With the additional staffing complement and 14 additional rooms there is concern about the additional traffic generation with the access and egress on to Wordsworth Street. The entrance is narrow on to a road with serious traffic issues, so Highways need to be content that the entrance is sufficient and safe for traffic. 3. Wordsworth Street has a combined sewer, so any excess surface water ends up in the hard-pressed treatment plant. It is also important to note that there is impervious clay 7 feet down in this area. Given this it is important to be satisfied that the soakaway will be sufficient and that all hard standing is porous to assist with soak away as it works better when spread around. This is particularly important in this location on this hill because there has been flooding on the downhill side on previous occasions. 4. Lighting, if required for security reasons, should be low level, motion activated and turned off, if possible, at night, to avoid disturbing the amenity of nearby residents. 5. There should be the facility for the separate storage and collection of waste including recyclable waste, which will increase. 6. An arboricultural survey should be undertaken of the remaining trees to ensure that they can be retained to add to the biodiversity of the site. | |

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| Application Number | 2025/0005/FPA |
| Location Address | Ambulance Station Bridge Lane PENRITH CA11 8HY |
| Proposal | Variation of condition 2 (plans compliance) for changes to the fenestration, attached to approval 23/0415. |
| <p>RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application.</p> | |

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| Application Number | 2025/0015/TPO |
| Location Address | Carleton Hall Carleton Avenue Penrith Westmorland and Furness CA10 2AU |
| Proposal | Work to 3 x mature Lime (T1 - T3) subject to Tree Preservation Order No 111, 2002. Remove epicormal growth, crown raise to 5.1m over access road and crown thin by 10% to allow improved air flow through the crown. Remove any significant dead branching Reason: sound arboricultural practice. |
| <p>RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application.</p> | |

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| Application Number | 2025/0088/DISC |
| Location Address | Land off Greenbank Road Eden Business Park Penrith CA11 9FB |
| Proposal | Discharge of condition 6 (nursery management plan), attached to approval 2023/1128/FPA. |
| RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application. | |

PL24/89 Next Meeting

Members noted that the next meeting was scheduled on Monday 3 March 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