



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 March 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. 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 3 MARCH 2025**

PART I

PL24/97 Apologies for Absence

Apologies for absence with reasons were received from Councillors D Jayson and Lawson.

PL24/98 Minutes

RESOLVED THAT:

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

- i. Monday 3 February 2025; and
- ii. The Extra Ordinary meeting held on Monday 24 February 2025

and agreed that they be signed as such.

PL24/99 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 Davies declared a registrable interest in agenda item 9a as she lived near two of the applications although it was stated that the item was just to note and she had not seen the applications prior to the response being returned.
- ii. Councillor Shepherd declared a registrable interest in Planning Application 2025/0275/DISC as he had been talking informally, and technically, as a private individual outside his role on the Town Council with Leo Group on possible ways of reducing odour releases. He was not being paid for this. He said he would abstain from voting on this application.

PL24/100 Public Participation

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

PL24/101 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.

PL24/102 Penrith Neighbourhood Development Plan

Members noted that in accordance with Section 38A(9) of the Planning and Compulsory Purchase Act 2004 and Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 (as amended) the Final Decision Statement has been issued by Westmorland and Furness Council and the Neighbourhood Plan adopted.

PL24/103 20mph Application

Following Penrith Town Council's request in 2024 for the whole of the built area of Penrith to be designated a 20mph zone following consultation with residents, the Committee were advised that Eden Locality Board had considered a report at its meeting on 22 January 2025, where the recommendation was agreed to progress a proposed programme of 20mph zones over the next two years

Penrith has been selected as one of the identified schemes to be progressed in 2025/26. Draft designs, considering the areas highlighted in the application, and the Council's 20mph speed limit policy are being prepared and it was proposed to hold a discussion with Town Council representatives to share details of the project, collaboration opportunities, an anticipated timeline and the initial design for the scheme.

All those present indicated that they wished to attend the online meeting.

PL24/104 Highways Safety Issues Netherend Road

It was reported that residents living on Netherend Road were seeing increasing issues of speeding drivers. The road junction has lost all its white lines and there is increased traffic as people use the estate as a shortcut into town.

RESOLVED THAT:

The Chair make the appropriate reports to:

- i. The Highways Authority to bring the matters to their attention
- ii. Ask that road markings be reinstated; and
- iii. Bring the matters to the attention of the Police and Westmorland and Furness ward members.

PL24/105 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 | 2025/0193/TCA |
| Location Address | 21 Arthur Street PENRITH CA11 7TU |
| Proposal | Section 211 Notice. Removal of dead wood from an ash tree infected with Ash die-back disease. The dead and unsafe branches will be removed, leaving the viable branches and trunk insitu. Some of the viable branches will be pruned to improve the cosmetic appearance of the tree, where necessary. The tree is situated close to the retaining wall bordering number 20 Arthur Street and is directly opposite the gable end of number 20, 3 metres from it. Removal of the dead branches is necessary for the safety of anyone using the access path on the property of number 20, which runs parallel to the retaining wall, 2 metres from the tree. Removal of dead branches will also guard against damage to the retaining wall or the gable end of number 20, should the tree or one of the larger branches fall. |
| Proposed Response | Support |

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| Application Number | 2025/0220/TPO |
| Location Address | 5 Sandath Gardens Fell Lane Penrith CA11 8BG |
| Proposal | Holly subject to TPO81. Reduce in height by 1m, and branches trimmed. Beech hedge to be pruned back to 4'. |
| Proposed Response | Support |

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| Application Number | 2024/2254/LDPR |
| Location Address | The Warehouse Rowcliffe Lane Penrith CA11 7BH |
| Proposal | Lawful Development Certificate for the proposed replacement of the existing single glazed timber windows with double glazed timber windows on front elevation of dwelling. |
| Proposed Response | Support – although not listed in its own right or as part of 43 King Street which is listed due to its frontage, the building is within the Conservation area. The proposed changes will make the building more thermally efficient and will not detract from the character of either the building nor the area. |

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| Application Number | 2025/0159/DISC |
| Location Address | Maidenhill Farm Salkeld Road Penrith CA11 8SQ |
| Proposal | Discharge of condition 3 (drainage scheme), attached to approval 22/0043. |
| Proposed Response | No Comment |

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| Application Number | 2025/0198/TCA |
| Location Address | 20 Arthur Street PENRITH CA11 7TU |
| Proposal | Section 211 Notice. Light pruning of an apple tree and removal of a single diseased/rotting branch. |
| Proposed Response | Support |

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| Application Number | 2025/0155/TCA |
| Location Address | Hameln House Lowther Street Penrith CA11 7UW |
| Proposal | S211 notification, comprising; works to Fir tree. Fir tree lost one of it's two boughs during Storm Eowyn on Friday 24 Jan 25. This fell onto the footway and drive entrance outside of the property. Remaining bough looks to be much weakened at the point it broke Possible danger of tree breaking and falling on the footway/carrageway adjacent to the property, potentially causing damage to parked vehicles or pedestrians. |
| Proposed 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 Westmorland and Furness Council Website by using the link which is the application number below.

Councillor Shepherd abstained from voting on the following application.

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| Application Number | <u>2025/0275/DISC</u> |
| Location Address | Omega Proteins Greystoke Road Penrith CA11 0BX |
| Proposal | Discharge of conditions 6 (construction method statement) and 7 (equipment removal), attached to approval 21/0752. |
| RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the discharge of conditions but requesting that the work is monitored closely to ensure that Myers Beck is not affected. | |

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| Application Number | <u>2025/0116/FPA</u> |
| Location Address | 19 Brunswick Square Penrith CA11 7LR |
| Proposal | Change of use of hostel (Sui Generis) to a residential children's home (class C2). |
| RESOLVED THAT a report be returned to Westmorland and Furness Council in SUPPORT of the application. | |

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| Application Number | <u>2024/2362/FPA</u> |
| Location Address | 1 Drovers Lane Penrith CA11 9EP |
| Proposal | Erection of single storey rear extension. |
| RESOLVED THAT a report be returned to Westmorland and Furness Council in SUPPORT of the application | |

Revised Application – Drainage Plan

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| Application Number | <u>2024/2275/FPA</u> |
| 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 report be returned to Westmorland and Furness Council in SUPPORT of the application in principle however the comments expressed previously should be taken into account.</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. Wordsworth Street is the main entrance to the site with Croft Avenue being a shorter way in although not used as much. The comments of Highways do not address concerns about additional traffic generation on the longer term. 3. The concerns about drainage have not been met. 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 | <u>2025/0242/DISC</u> |
| Location Address | Plot 1 Land North of Eden Business Park Cowper Road PENRITH CA11 9FW |
| Proposal | Discharge of conditions 2 (construction plan working method statement) and 4 (fence details), attached to approval 22/0764. |
| <p>RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the discharge of conditions.</p> | |

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| Application Number | <u>2025/0250/TCA</u> |
| Location Address | 19 Wordsworth Street Penrith CA11 7QY |
| Proposal | T1 - Multi stemmed Hazel, reduce height by 50% approx. Remove larger stems. T2 - Elder, reduce height as it is growing in to telephone wires. |
| RESOLVED THAT a response be returned to Westmorland and Furness Council commenting that reducing the tree height by 50% in one go can cause a tree to go into shock. Good practice is that reduction is done over a number of years with no more than 30% at any one time. The Town Council would wish the arboriculturist to make the final decision about this bearing in mind best practice and the long term health of the tree. | |

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| Application Number | <u>2025/0227/PASOLAR</u> |
| Location Address | Penrith Leisure Centre Southend Road Penrith CA11 8JH |
| Proposal | Prior Notification under schedule 2, part 14, class J, for the installation of a 330 panel solar photovoltaic array. |
| RESOLVED THAT a report be returned to Westmorland and Furness Council in SUPPORT of the application | |

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| Application Number | <u>2025/0278/TCA</u> |
| Location Address | Wordsworth Cottage Wordsworth Street PENRITH CA11 7QZ |
| Proposal | Section 211 notice; cut down a tree in the back garden, leaning after last storm. |
| RESOLVED THAT a report be returned to Westmorland and Furness Council in SUPPORT of the application but requesting that a native tree or shrub is planted to replace the tree lost. | |

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| Application Number | <u>2025/0162/DISC</u> |
| Location Address | Land off Beacon Edge PENRITH |
| Proposal | Discharge of conditions 5 (surface water soakaway), 6 (boundary treatments), 7 (soft landscaping), 8 (bird boxes), 9 (sustainable drainage) and 10 (ground investigation), attached to approval 2024/0871/FPA. |
| RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the discharge in principle but stating that there was not enough information on the efficacy of a soakaway at this location and that more information was required with respect to the discharge of conditions 5 and 9 and that this should be provided to ensure that United Utilities were content that it would be effective and not cause problems lower down the hill. | |

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| Application Number | <u>2025/0293/DISC</u> |
| Location Address | Myers Lane Business Park Myers Lane Penrith CA11 9DP |
| Proposal | Discharge of conditions 3 (sustainable surface water and foul water drainage schemes), 4 (sustainable drainage management and maintenance plan) and 5 (noise), attached to approval 23/0227. |
| RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the discharge of conditions. | |

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| Application Number | <u>2024/2292/FPA</u> |
| Location Address | United Reform Church Lowther Street PENRITH CA11 7UW |
| Proposal | Change of use of former United Reform Church into 6no residential flats and the erection of a single linked dwelling in the car park. Part retrospective. |
| <p>RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application with the following comments:</p> <p>1.The application should be conditioned to include the installation of EV charging points, recycling of grey and rainwater, PV panels and other sustainable features to ensure environmentally sustainable design going forward in accordance with Policy 1 of the Penrith Neighbourhood Development Plan.</p> <p>2. The stained glass window should be retained in the building.</p> | |

PL24/106 Next Meeting

Members noted that the next meeting was scheduled on Monday 7 April 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