



Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR
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DRAFT Minutes of the meeting of the

PLANNING COMMITTEE

Held on **Monday 12 May 2025**, at 5:15 pm, 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 Jayson	West Ward
Cllr Snell	West Ward

Deputy Town Clerk
Economic Development Officer

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 THE PLANNING COMMITTEE

12 MAY 2025

PART I

PL25/120 Apologies For Absence

Apologies for absence with reasons were received from Councillors Davies, Lawson and Shepherd.

PL25/121 Minutes

Members were asked to authorise the Chair to sign the Minutes of the Meeting of the Planning Committee held on 7 April 2025.

RESOLVED THAT:

The minutes of the meeting held on 7 April 2025 be agreed and they be signed as such.

PL25/122 Declarations of Interest 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.

PL25/123 Public Participation

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

PL25/124 EXCLUDED ITEM: Public Bodies (Admissions 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.

RESOLVED THAT:

Agenda items 9 and 10 be considered in private session without the press and public as the items were commercially sensitive and draft work in progress.

PL25/125 Diversion of Public Footpath No 358008 Kemplay Bank

Members considered the request for comments regarding the proposed diversion of public footpath No 358008 at Kemplay Bank which is required for the A66 improvements and major modification of Kemplay Bank.

RESOLVED THAT:

The proposed diversion be SUPPORTED.

PL25/126 Planning Applications - 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	2025/0637/FPA
Location Address	Unit 3 Sedan Building Cavendish Way PENRITH CA11 7GS
Proposal	Variation of condition 3 (retail restriction) to allow for the sale of outdoor pursuit equipment and accessories, outdoor clothing and footwear, attached to approval 12/0305.
Response	Support

Application Number	2025/0498/HOU
Location Address	45 Centurion Rise PENRITH CA11 8BQ
Proposal	Retrospective erection of a boundary wall and levelling works to the front garden.
Response	Support

Application Number	2025/0612/HOU
Location Address	1 Rimington Way PENRITH CA11 8TG
Proposal	Replacement of existing conservatory with new single storey extension.
Response	Support

Application Number	2025/0549/HOU
Location Address	6 Carleton Fields Penrith CA11 8UQ
Proposal	Proposed single storey rear extension.
Response	Support

Application Number	2025/0665/DISC
Location Address	Land between Inglewood Road and Centurion Rise Penrith CA11 8QW
Proposal	Application for the approval of details reserved by condition 12 (sustainable surface water and foul water drainage schemes), attached to approval 22/0256.
Response	No Comments

Application Number	2025/0660/NMA
Location Address	Land Southwest of Mile Lane Redhills PENRITH CA11 0DT
Proposal	Non Material Amendment to the grant of Outline Planning Permission 19/0636.
Response	Support

Application Number	2025/0682/FPA
Location Address	Land Between East Larches and Lynwood Beacon Edge PENRITH CA11 8BN
Proposal	Variation of condition 2 (approved plans) for the inclusion of stone pillars, attached to approval 2024/1057/FPA.
Response	Support

Application Number	2025/0664/FPA
Location Address	Plot 3 Eden Business Park Penrith CA11 9FD
Proposal	Erection of an industrial unit.
Comment	Support

Application Number	2025/0073/FPA
Location Address	Plot 3 Land North of Eden Business Park Cowper Road PENRITH CA11 9NG
Proposal	Creation of access and erection of boundary fence and gates.
Response	Support

Application Number	2025/0725/DISC
Location Address	Land off Carleton Hill Road Carleton PENRITH CA11 8TZ
Proposal	Application for the approval of details reserved by conditions 9 (walling and roofing materials) and 10 (lighting), attached to approval 2024/2342/FPA.
Response	Support

PL25/127 Planning Applications - Considered

Members considered the following applications which had been received and which required a committee decision.

Application Number	<u>2025/0712/DISC</u>
Location Address	Land at Carleton Road Penrith
Proposal	Application for the approval of details reserved by condition 3 (carriageway, footways, footpaths, cycle ways etc), attached to approval 19/0840.

RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application.

Application Number	<u>2025/0675/DISC</u>
Location Address	Land between Inglewood Road and Centurion Rise Penrith CA11 8QW
Proposal	Application for the approval of details reserved by conditions 3 (finished floor levels), 4 (construction traffic management plan), 5 (carriageway, footways, footpaths, cycleways etc), 6 (ramps), 8 (access), 10 (construction environment management plan), 11 (hydrogeological risk assessment), 14 (bird and bat boxes), 15 (archaeology), 17 (hard and soft landscaping), 18 (landscape management and maintenance plan), 19 (tree protection) and 23 (arboricultural method statement), attached to approval 22/0256.

RESOLVED THAT a response be returned to Westmorland and Furness Council saying that the Penrith Town Council would wish the following comments to be taken into consideration:

Westmorland and Furness Council must comply with the requests for additional information or conditions from organisations regarding highways, drainage, arboreacultural matters etc prior to making their decision. Penrith Town Council would request conditions requesting the following:

1. A wheel wash facility should be located at the entrance to the site for all vehicles leaving to reduce issues on the highway.
2. All construction traffic should enter the site from the Penrith end and **NOT** from Stoneybeck roundabout as the single carriageway road is not suitable for heavy traffic, has equestrian facilities at each end and has a number of reports to the Police regarding highways safety with there being one pedestrian fatality on the road
3. Although nothing of great significance was found when the archaeological assessment was undertaken, the Town Council would like to request the developer to include some interpretation on the development to identify the site and historic significance of the Roman Road.

Application Number	<u>2025/0733/HOU</u>
Location Address	22 Carleton Drive PENRITH CA11 8JP
Proposal	Replacement of existing garage with single storey side extension.

RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application.

Application Number	2025/0569/FPA
Location Address	Crossfield Farm Bowscar PENRITH CA11 9NQ
Proposal	Change of use of agricultural land to create haulage yard and associated workshop/office, parking and vehicle wash area.

RESOLVED THAT the following comments be returned to Westmorland and Furness Council:

1. The proposed development is on a greenfield site on a main gateway to Penrith with views of the fells behind that is not allocated within the Eden Local Plan for any sort of development. Land is allocated in Policy PEN1 as an extension to Gilwilly Business Park, Skirsgill park with a longer term strategic growth opportunity at Newton Rigg College, this is therefore a departure from the current adopted Eden Local Plan.
2. It is understood that this is the relocation of an existing business that in previous applications said that their current yard was inefficient for business and provided no room for expansion. They stated that they have a good relationship with neighbours although there is always potential for this to be problematic in the future. Within the 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 Newtown Rigg College which is no longer an educational facility.
3. Although there are existing agricultural buildings on the site, the additional building and the introduction of up to 20 HGV vehicles will increase the massing and make the site much more visible and intrusive from the surrounding area.
4. Although there is good access to the motorway, the land is 1.8 miles from the outskirts of Penrith with access for workers being on the whole by private car so not on a sustainable public transport route. It is on a single bus route (104) which is between Carlisle to Penrith although the location of the bus stop would mean pedestrians crossing busy roads. The applicants should be requested to provide a transport plan showing vehicle movements.
5. It is unlikely that workers would walk or cycle to the site and that access would be by public car. The very busy A6 has no cycle lane or footpath. No travel to work plan referencing the adopted LCWIP has been included with the application and should be a consideration.
6. There is no specific reference to the disposal etc of trade effluent such as oil from the repair workshop or matter from the wheel wash which should be included.
7. There is a proposal to surround it with 1.8m high security fencing with native hedgerow. 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 to this area of open countryside.
8. At the present time this area is unlit so the addition of any permanent light all night would impact on the surrounding area.
9. At the present time this development is incongruous in an area of open countryside.

Should Westmorland and Furness Council be minded to approve the application there should be conditions relating to the following:

- i) that all security lighting should be LED and face into the site to reduce light pollution and that it should be turned off during the hours of darkness.
- ii) That any impacted existing dry stone walls should be retained, and any landscaping and planting should be of native species of trees and shrubs which should be replaced within 5 years should any not establish properly or die..

Application Number	<u>2025/0618/HOU</u>
Location Address	3 Eden Mount PENRITH CA11 8HG
Proposal	Creation of an off road parking area to enable EV charging in future.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application.	

Application Number	<u>2025/0741/ADV</u>
Location Address	Land at Centurion Rise PENRITH CA11 8QW
Proposal	Advertisement Consent for 1no V board sign.
<p>RESOLVED THAT a response be returned to Westmorland and Furness Council OBJECTING to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. Penrith Town Council is disappointed that the developer has installed the signage being applied for, together with flag poles not referenced in the application, prior to getting the approval. The developer should be requested to remove the signage until approval is obtained. 2. Penrith Town Council believes that the advertisement is in the wrong location being on Salkeld Road rather than Inglewood Road at the entrance to the new development. There is no compelling justification for such prominent signage in this location. NPPF Paragraph 136 states that the quality and character of places can suffer when advertisements are poorly sited. In this area, against an existing development, the signage is contrary to Policy DEV5 of the Eden Local Plan as it introduces excessive visual clutter into the area on land which is apparently jointly owned by the residents of the Fairways 1 development as set out in contracts and covenants 3. The large free standing sign and flags are incongruous with the adjoining residential area which has already been marketed and filled. 	

PL25/127 Next Meeting

Members noted that the next meeting was scheduled for Monday 2 June at 5:15pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR. The time for future meetings of the committee will be determined at this meeting.

PART II PRIVATE SECTION

Members agreed that there were two items in this part of the agenda to be considered in private. The reason that the item was considered in private is that it would involve the disclosure of exempt information under the following category of Part 1 of Schedule 12A of the Local Government Act 1972:
Paragraph 3 - Exempt information relating to the Financial or business affairs of any particular person (including the authority holding that information).

The Chair reminded Committee members that confidential information should not be shared or discussed with anyone who was not a councillor or officer of Penrith Town Council.

PL25/128 Management Plan

Members considered the report and information contained within it.

RESOLVED THAT:

The Deputy Town Clerk summarise the comments and circulate prior to returning them.

PL25/129 Service Development Proposal

Members considered the report and information contained within it.

RESOLVED THAT:

1. Option 2 be the preferred option to take forward and commissioned.
2. The draft brief for the works associated with the Service Development Plan budget expenditure be approved.
3. Delegated authority be given to the Economic Development Officer and Deputy Town Clerk to develop the brief for the preferred option to be circulated to members before circulation to potential suppliers.

CHAIR:

DATE:

FOR INFORMATION FOR ALL 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