



Penrith Town Council

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

DATE: 6 May 2025

NOTICE IS HEREBY GIVEN that an **ORDINARY MEETING** of **THE PLANNING COMMITTEE** will be held on Monday 12 May 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 D Jayson	West Ward
Cllr Davies	West Ward	Cllr Lawson	Carleton Ward
Cllr Holden	Carleton Ward	Cllr. Shepherd	East Ward
Cllr Jackson	North Ward	Cllr. Snell	West Ward

Mrs V Tunnadine, 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 MONDAY 12 MAY 2025

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 7 April 2025 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 items 9 and 10 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 as it is commercially sensitive or for the other special reasons noted in relation to that matter on the agenda.

6. Diversion of Public Footpath No 358008 Kempley Bank

To consider and respond to a proposed diversion of a public footpath due to the proposed A66 improvements.

7. Planning Applications

a) DELEGATED RESPONSES TO NOTE

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

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	<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.

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.

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.

Application Number	<u>2025/0569/FPA</u>
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.

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.

Application Number	<u>2025/0741/ADV</u>
Location Address	Land at Centurion Rise PENRITH CA11 8QW
Proposal	Advertisement Consent for 1no V board sign.

8. Next Meeting

Note the next meeting is scheduled for 2 June 2025, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PART II PRIVATE SECTION

9. Management Plan

To consider the attached document and determine what comments to make in response.

10. Service Development Proposal

To consider the report and determine how to proceed.

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 the

PLANNING COMMITTEE

Held on **Monday 7 April 2025**, at 5:15 pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PRESENT

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
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
7 APRIL 2025**

PART I

PL24/107 Apologies For Absence

There were no apologies for absence

PL24/108 Minutes

Members were asked to authorise the Chair to sign the Minutes of the Meeting of the Planning Committee held on 3 March 2025.

RESOLVED THAT:

The minutes of the meeting 3 March 2025 be agreed and they be signed as such.

PL24/109 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.

No interests or dispensations were received.

PL24/110 Public Participation

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

PL24/111 EXCLUDED ITEM: Public Bodies (Admissions To Meetings) Act 1960

Members considered whether item 13 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 item 13 be considered in private session without the press and public as the item is a legal document.

Councillor D Jayson joined the meeting

PL24/112 Pavement Licence Policy

Members received information from the Economic Development Officer and considered the consultation document from Westmorland and Furness Council.

RESOLVED THAT:

A response be returned to Westmorland & Furness Council OBJECTING to the proposal to increase Pavement Licence fees with comments (Attached as Appendix 1).

The Economic Development Officer left the meeting.

PL24/113 Sockbridge & Tirril Parish Council Neighbourhood Designation Application

Members noted that Sockbridge & Tirril Parish Council wished to be designated as a parish area to produce a Neighbourhood Development Plan.

RESOLVED THAT:

Penrith Town Council had no comments to make other than to wish them well in the preparation of a plan.

PL24/114 Fell Lane Penrith – Proposed Bus Stop Road

Members were advised that concerns had been raised with Highways about the lack of marked bus stops on Fell Lane and the challenges in regard to a specific location in relation to the safety of those using the bus. Issues raised by a nearby resident were also conveyed.

RESOLVED THAT:

A response be returned to Westmorland and Furness Council Highways Officers supporting the marking of a bus stop on the grounds of highway and passenger safety.

PL24/115 Princes Street Crossing

Members considered the proposals from the Highways Authority for a safe crossing facility on Princes Street which had first been requested by the Town Council in 2016.

RESOLVED THAT:

The proposals at this time be APPROVED but that Highways be asked that the signs were for pedestrian's crossing rather than children.

PL24/116 Land Between East Larches and Lynwood

Members noted the letter sent to the Caravan and Motorhome Club as an emergency matter under the scheme of delegation (Attached to these minutes as Appendix 2) objecting to the site being used for up to 5 tourer caravans.

PL24/117 Planning Applications

a) Delegated Responses to Note

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	2025/0010/LBC
Location Address	The Friarage Friargate PENRITH CA11 7XR
Proposal	Listed Building Consent for internal alterations to remove a non-structural single skin brick wall to form enlarged kitchen and dining hall, take up stone flooring and lay new floorcovering in lieu and convert old kitchen into a utility.
Response	Although the Town Council supports the application in principle, there are concerns about removing the stone flags and hearth as, although not potentially original, the features are part of the buildings evolution. It is preferred that the stone flags are lifted, insulation put in and the flags re-laid on top. Could owners be requested to take a photographic record of the changes and make them available to the museum as an important part of the changes to Friargate as although it's a relatively new part of the building it forms part of its history

Application Number	2025/0102/HOU
Location Address	15 Castletown Drive Penrith CA11 9ES
Proposal	Proposed single storey side extension.
Response	Support

Application Number	2025/0075/NMA
Location Address	Land at Raiselands Farm PENRITH CA11 9JW
Proposal	Non Material Amendment for the removal of 44no garages to be replaced with parking spaces and the substitution of 1no triple garage with a double garage, attached to approval 14/0405.
Response	Support in principle

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'.
Response	Support

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.
Response	No Comment

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.
Response	Support

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.
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.

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.
Response	Support

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/carriageway adjacent to the property, potentially causing damage to parked vehicles or pedestrians.
Response	Support

Application Number	2025/0320/FPA
Location Address	Station View PENRITH CA11 0BX
Proposal	Installation of a 5m x 5m solar panel inverter store to harness the supply from existing solar panels.
Response:	Support

Application Number	2025/0249/FPA
Location Address	John Beaty Transport Ltd Station View Penrith CA11 0BX
Proposal	Proposed heavy goods vehicle (HGV) maintenance workshop extension.
Response:	Support but request that it be conditioned that: <ul style="list-style-type: none"> • all transport should access and egress the site through Haweswater Road and NOT use Newton Road; and • that as the site area is above 1000 square metres (1073sq m), at least 15% of the total predicted energy requirements should be from on site energy generation and storage with pv panels etc to accord to Policy 2 of the PNDP

Application Number	2025/0416/FPA
Location Address	Units 4 And 4A Haweswater Road Penrith CA11 9EU
Proposal	Extension of existing motor vehicle repair and servicing industrial unit to provide additional workshop bay in lieu of existing hard standing area (Use Class B2 - General industrial)
Response	Support

Application Number	2025/0058/FPA
Location Address	Brackenthwaite Salkeld Road Penrith CA11 8SQ
Proposal	Erection of a dwelling, installation of a package treatment unit and landscaping.
Response:	Support but stress the importance of the Env Health report and recommendation that the drainage field must not be planted with trees or shrubs in case of root damage to the drains, and an alternative field for drainage should be identified and remain unplanted in case the need should arise.

Application Number	2025/0397/HOU
Location Address	4 Jubilee Lodge Beacon Edge Penrith CA11 7SQ
Proposal	Installation of 14 (Fourteen) smooth white PVC-U Replacement windows.
Response	Support – the remainder of the building already has uPVC windows so this does not set precedent and will make the building more thermally efficient without having a detrimental effect on the building or conservation area. However it should be conditioned that the current coloured glass windows are retained to retain the character of the building.

Application Number	2025/0347/FPA
Location Address	R and S Plant Sales Unit 1 And 1a Milestone House Business Park PENRITH CA11 9NQ
Proposal	Excavation and landscaping works to define formal parking and plant compound with structural precast concrete boundary retaining walls (Retrospective)
Response	Support. Penrith Town Council would ask that should the application be approved conditions are imposed to clearly specify that the walls to the north and west are local sandstone to be absolutely clear and that a condition be imposed for landscaping and replanting of native trees / shrubs against the side facing the A6 to replace the planting lost to improve the development's visual appeal, environmental sustainability and integration with the surrounding area.

Application Number	2024/2122/REG77
Location Address	1-2 Little Dockray Penrith CA11 7HL
Proposal	Regulation 77 application for change of use of offices (class E) to 4no residential units (class C3).
Response	Support

Application Number	2025/0249/FPA
Location Address	John Beaty Transport Ltd Station View Penrith CA11 0BX
Proposal	Proposed heavy goods vehicle (HGV) maintenance workshop extension.
Response	Support but request that it be conditioned that the development includes pv panels, rainwater harvesting, ev charging etc to accord to the PNDP and that all access and egress should be via Haweswater Road

b) Planning Applications for consideration

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

Application Number	<u>2025/0431/FPA</u>
Location Address	13 Croft Terrace PENRITH CA11 7RR
Proposal	Variation of condition 2 (approved plans) and removal of condition 4 (flat roof) to provide a roof terrace, attached to approval 11/0984.
RESOLVED THAT a response be returned to Westmorland & Furness Council expressing concerns about potential overlooking and noise	

Application Number	<u>2025/0541/TPO</u>
Location Address	4 Barco Hill Grove Penrith CA11 8NF
Proposal	Works to trees subject to Tree Preservation Orders EDC TPO63-T1 TPO63-T1 - Hornbeam (Carpinus betulus) - Crown lift to a height of approximately 4m, primarily removing small epicormic growth from the main stem and lower canopy. These works will be carried out using a pruning saw and bypass secateurs, no chainsaw work is necessary as all pruning is minor. Reasons - Historically this tree has been crown lifted by removing major lower limbs and has been crown reduced. This is the primary cause of the epicormic growth. The owner would like to continue with cyclical crown lifting and the removal of epicormics is considered good arboricultural practice.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application but requesting that any work is carried out in the dormant period after the bird nesting season.	

Application Number	<u>2025/0562/TPO</u>
Location Address	2 Brooklands Carleton Road PENRITH CA11 8LT
Proposal	Application for works to trees subject to Tree Preservation Order EDC T3/CC24-G3 T3/CC24-G3 Field OS 4600, Brooklands; comprising - Lime Trees 1, 2, 3 and 4 (lining lower driveway to property), re-pollard 4 trees by cutting back all growth above the main stem back down to the original pollard point.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application but requesting that any work is carried out in the dormant period after the bird nesting season	

PL24/118 Next Meeting

Members noted that the next meeting was scheduled for 12 May 2025 at 5:15pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PART II PRIVATE SECTION

Members agreed that there was one item 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 5 - Exempt information relating to legal professional privilege.

PL24/119 Legal Agreement

Members noted the Legal Agreement

RESOLVED THAT:

The Legal Agreement be signed by the Mayor and Town Clerk.

CHAIR:

DATE:

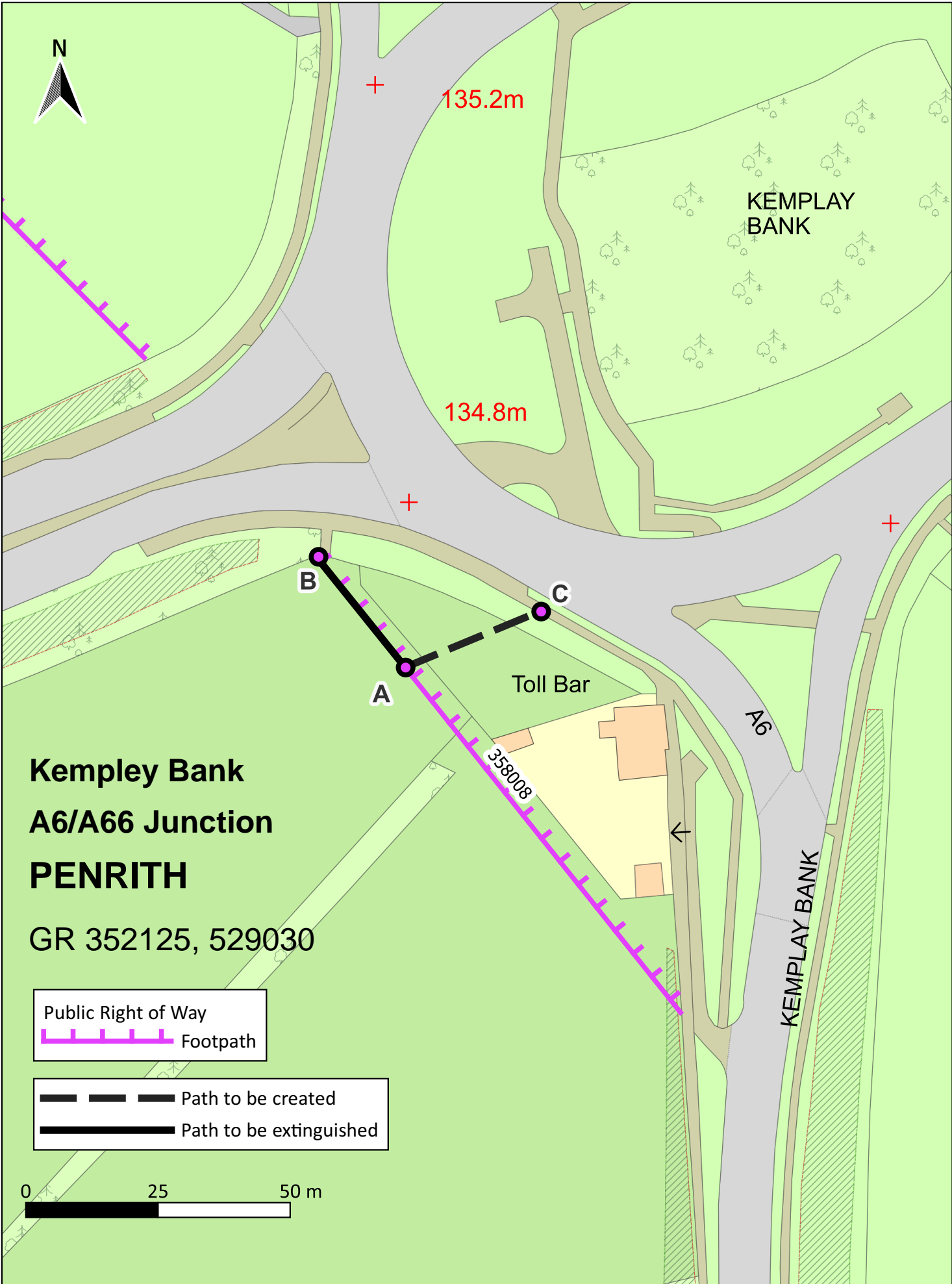
FOR INFORMATION FOR ALL MEMBERS OF THE TOWN COUNCIL

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Background Papers

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Highways Act 1980 s119, Wildlife and Countryside Act 1981 s53, Public Footpath 358008 Diversion Order and Public Path Modification Order



Westmorland & Furness Council