



# 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 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"> <li>• all transport should access and egress the site through Haweswater Road and NOT use Newton Road; and</li> <li>• 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</li> </ul>

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	<b><u>2025/0431/FPA</u></b>
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.
<b>RESOLVED THAT</b> a response be returned to Westmorland & Furness Council expressing concerns about potential overlooking and noise	

Application Number	<b><u>2025/0541/TPO</u></b>
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.
<b>RESOLVED THAT</b> 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	<b><u>2025/0562/TPO</u></b>
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.
<b>RESOLVED THAT</b> 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**

### **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](mailto:office@penrithtowncouncil.gov.uk)