



Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR

Tel: 01768 899 773 Email: office@penrithtowncouncil.gov.uk

DATE: 22 July 2025

NOTICE IS HEREBY GIVEN that an **ORDINARY MEETING** of **THE PLANNING COMMITTEE** will be held on Monday 28 July 2025, 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
Cllr Davies
Cllr Holden
Cllr Jackson

Pategill Ward
West Ward
Carleton Ward
North Ward

Cllr B Jayson
Cllr D Jayson
Cllr Lawson
Cllr. Shepherd

West Ward
North Ward
Carleton Ward
East Ward

A handwritten signature in black ink that reads "V. Tunnadine".

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 28 JULY 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 July 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 any items 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 or for the other special reasons noted in relation to that matter on the agenda.

6. Planning Applications: Delegated Responses

Note the following 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	2025/1088/FPA
Location Address	John Beaty Transport Ltd Station View Penrith CA11 0BX
Proposal	Variation of conditions 1 (approved plans) and 4 (visibility splays, access and parking) to relocate the disabled parking bays, attached to approval 21/0226.
Response	Support

Application Number	2025/1173/DISC
Location Address	Beaconside C of E Primary School Hutton Hill Penrith CA11 8EN
Proposal	Application for the approval of details reserved by conditions: Biodiversity Gain Deemed Condition, 3 (Construction Environmental Management Plan (CEMP: Biodiversity)), 4 (lighting) and 5 (Habitat Management and Monitoring Plan (the HMMP)), attached to approval 2024/2356/FPA.
Response	No Objection

Application Number	2025/0965/ADV
Location Address	Morrisons Petrol Filling Station Brunswick Road Penrith CA11 7JU
Proposal	Advertisement Consent for 1no internally illuminated totem sign.
Response	No Objection

Application Number	2025/0923/HOU
Location Address	9 Barton View Penrith CA11 8AU
Proposal	Single storey front extension, conversion of loft and addition of dormers to front and rear to create accommodation at first floor level.
Response	Support

Application Number	2025/0968/ADV
Location Address	4 Angel Square Penrith CA11 7BT
Proposal	Advertisement Consent for 1 x aluminium fascia sign with acrylic letters.
Response	Support – change of name replacing like for like

Application Number	2025/0979/LBC
Location Address	Penrith Railway Station Ullswater Road Penrith CA11 7JQ
Proposal	Listed Building Consent for stone work repairs.
Response	Support

Application Number	2025/0987/LBC
Location Address	Grey Goat Sandgate Penrith CA11 7TH
Proposal	Listed Building Consent for splicing repairs to existing rotten timber windows, frames and cills. Rake out broken putty to glass and re-putty as required. Install new ventilation fans to front and rear of the property.
Response	Support

Application Number	2025/0882/HOU
Location Address	25 Willow Close PENRITH CA11 8TH
Proposal	Proposed two storey side extension.
Response	Support

Application Number	2025/1050/HOU
Location Address	53 Milner Mount Penrith CA11 8HB
Proposal	Proposed two storey side extension and single storey rear extension.
Response	No Objection

Application Number	2025/0995/HOU
Location Address	8 Barco Terrace Penrith CA11 8NB
Proposal	Single storey rear extension and patio extension.
Response	Support

Application Number	2025/1075/HOU
Location Address	58 Holme Riggs Avenue Penrith CA11 8NL
Proposal	Proposed single storey side and front extension to include replacement garage and porch, and a single storey rear extension.
Response	Support

Application Number	2025/1097/TCA
Location Address	46 Wordsworth Street Penrith CA11 7QY
Proposal	S211 notification; T1 Cherry Tree - crown reduction of at least 30% and two codominant trunks removed to help re-strengthen the main trunk the tree.
Response	Support

Application Number	2025/1031/TPO
Location Address	2 Forest House Wordsworth Street PENRITH CA11 7QX
Proposal	Works to tree subject to TPO - Copper beech tree Crown reduce and crown raise - between 1.5 - 2m
Response	Support

Application Number	2025/1046/TPO
Location Address	Fern Bank Graham Street Penrith Westmorland And Furness CA11 9LB
Proposal	TREE 1 (T1) COPPER BEACH TREE - 2/3 METRE REDUCTION WITH A CROWN LIFT OVER THE PAVEMENT AWAY FROM THE TELEPHONE LINES TREE 2 (T2) - CONIFER TREE - FELL TO GROUND LEVEL, ROTTING TRUNK TREE 3 (T3) - YEW TREE - 2 METRE REDUCTION, CROWN LIFT OVER PAVEMENT
Response	Support

Application Number	2025/1059/TCA
Location Address	46A Wordsworth Street Penrith CA11 7QY
Proposal	S211 notice for works to tree in conservation area, comprising; Mature Laburnum anagyroides. Tree is multi stemmed and is hanging over neighbours garden and dominating the owners garden. Reduce canopy of tree by approximately 30%.
Response	Support

Application Number	2025/1076/TCA
Location Address	1-2 Forest Mount Wordsworth Street Penrith Westmorland And Furness CA11 7QZ
Proposal	S211 Notification T1. Lawsons Cyprus – remove; has outgrown its location and is a minor risk to property, as it lies only c3m away. It is also hindering the health/growth of an adjacent holly tree. T2. Red cedar – remove; has outgrown its location, with its crown now extending significantly over the public footpath/road to the south west side. Concerns over the damage that could be caused to property (boundary wall, cars, house) and to the neighbours property to the south west if the tree were to fall. T3 and T4 - Field maples trees x 2no; general maintenance.
Response	Support

Application Number	2025/1095/OHLI
Location Address	Land at Carleton Hill Road Carleton PENRITH CA11 8TZ
Proposal	Notification under The Electricity Act 1989 Overhead Lines (Exemption) (England and Wales) Regulations 2009 for the installation of an overhead line with a nominal voltage of 11,000 Volts to supply a single consumer.
Response	Comment to the effect that it is disappointing that the supply is being installed underground

Application Number	2025/1133/TCA
Location Address	Tor Croft Nicholson Lane PENRITH CA11 7UL
Proposal	S211 notice comprising; T1) Remove 1 x Conifer tree to near ground level leaving a low stump. T2) Reduce the height and spread of 1 x Prunus by 50%. To help minimize overhang into neighbor's property and decrease the likelihood of limb failures. Areas of dysfunctional cambium and decay present.
Response	No Objection

7. Planning Applications: For Consideration

Consider the following applications plus any additional applications received after the publication of the agenda where the consultation period expires before the next scheduled meeting and which require a committee decision. Please click on the planning application number to open a link to the application on the planning portal of Westmorland and Furness Council

Application Number	2025/1203/FPA
Location Address	Land North of Raiselands Farm PENRITH
Proposal	Residential development and associated infrastructure.

Application Number	2025/1130/FPA
Location Address	St Catherines Virgin And Martyr Church Drovers Lane Penrith CA11 9EL
Proposal	Demolition of existing garage structure and erection of replacement timber storage shed and timber boundary fence.

Application Number	2025/1270/LBC
Location Address	6 Wordsworth Terrace Drovers Lane PENRITH CA11 7QT
Proposal	Listed Building Consent for retrospective works carried out including re-roofing using original slates, replacement of metal single glazed heritage skylight and the like-for-like replacement of 3no single glazed sash windows.

Application Number	2025/0911/LBC
Location Address	38-39 Great Dockray PENRITH CA11 7BN
Proposal	Listed Building Consent for the replacement of 5no upper floor single glazed timber windows with double glazed uPVC windows.

Application Number	2025/1277/TPO
Location Address	Land Between 22 Beacon Square and Lonsdale Villa PENRITH CA11 8AJ
Proposal	Final Sycamore on SW of Tree Preservation Orders EDC TPO173-G1 TPO173-G1 Along the eastern boundary of Lonsdale Villa. Removal of large limb overhanging shed / garden of 22 Beacon Square.

Application Number	2025/1284/TPO
Location Address	29 Juniper Way Penrith CA11 8UF
Proposal	1no Oak tree (quercus robur) at the rear of 29 Juniper Way - TPO125-T1. Reduce the whole crown of the tree by 1.5m - 2m due to the close proximity to 2no houses.

Application Number	2025/1305/DISC
Location Address	Northbank Beacon Street Penrith CA11 7UA
Proposal	Application for the approval of details reserved by condition 3 (materials), attached to approval 2024/0752/FPA.

8. Next Meeting

Note the next meeting is scheduled for 1 September 2025, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PART II PRIVATE SECTION

9. Penrith Conservation Area

To consider the attached working document and make any suggestions.

10. Service Development Proposal

To consider the attached report.

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 <https://planningregister.westmorlandandfurness.gov.uk/>

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



Penrith Town Council

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

DRAFT Minutes of the

PLANNING COMMITTEE

Held on Monday 7 July 2025, at 5.15pm at Unit 2, Church House, 19-24 Friargate, Penrith.

PRESENT:

Cllr Bowen	Pategill Ward	Cllr B Jayson	West Ward
Cllr Davies	West Ward	Cllr D Jayson	North Ward
Cllr Holden	Carleton Ward	Cllr Lawson	Carleton Ward
Cllr Jackson	North Ward	Cllr. Shepherd	East Ward

Town Clerk

**DRAFT MINUTES FOR THE MEETING OF
PLANNING COMMITTEE
MONDAY 7 JULY 2025**

PART I

PL25/14 Apologies For Absence

Apologies were received from Councillor Lawson.

PL25/15 Minutes

Members were asked to authorise the Chair to sign, as a correct record, the minutes of the meeting of the Planning Committee held on Monday 2 June 2025 and agree they be signed as such by the Chair.

RESOLVED THAT:

The minutes of the meeting of the Planning Committee held on Monday 2 June 2025 be approved.

PL25/16 Declarations of Interests and Requests for Dispensations

Members were asked to declare any interests and apply for a dispensation in respect of items on the agenda. None received.

PL25/17 Public Participation

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

PL25/18 EXCLUDED ITEM: Public Bodies (Admissions to Meetings) Act 1960

Members considered whether item 14 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 or for the other special reasons noted in relation to that matter on the agenda. The information is commercially sensitive.

RESOLVED THAT:

Item 14 should be considered without the presence of the press and public due to the commercially sensitive information contained within the report.

PL25/19 Resolutions Report

Members noted the report.

PL25/20 Penrith Parking Review

Members considered the draft response relating to Penrith to the Parking Service Review being undertaken by Westmorland and Furness Council.

RESOLVED THAT:

The response be approved with an additional paragraph in support of disc parking as an effective parking method for people who are aware of the system and who know where to collect the free discs. However, noting that for visitors and trades people new to the town, the system is unclear and requires additional promotional signage or online information. Members also proposed 30 minute discs for the town centre at Devonshire Street, Market Square and Middlegate and 3 hours elsewhere.

PL25/21 Community Infrastructure Levy

Members were asked to resolve to further lobby Westmorland & Furness Council to regularise the adoption of CIL across the whole Council area.

RESOLVED THAT:

That a letter be sent from the Chair of Planning, Councillor Jackson requesting the adoption of CIL be broadened and harmonised across the Local Planning Authority.

PL25/22 Footpath Nos 358014 and 358029 – Temporary Prohibition of Pedestrians Order 2024

Members noted that the order made by Westmorland and Furness Council on 18 June 2024 which expired on 23 June 2025 had been extended until 23 December 2025 or on completion of the works, whichever is the earlier.

PL25/23 Change of Meeting Date

Members were asked to approve the change the date of the meeting in January 2026 from 5 January to 12 January as requested by the Chair of Planning.

RESOLVED THAT:

The date of the meeting in January 2026 change from 5 January to 12 January.

PL25/24 Planning Applications: Delegated Responses

Members noted the following 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	2025/0965/ADV
Location Address	Morrisons Petrol Filling Station Brunswick Road Penrith CA11 7JU
Proposal	Advertisement Consent for 1no internally illuminated totem sign.
Response	No Objection

Application Number	2025/0923/HOU
Location Address	9 Barton View Penrith CA11 8AU
Proposal	Single storey front extension, conversion of loft and addition of dormers to front and rear to create accommodation at first floor level.
Response	Support

Application Number	2025/0968/ADV
Location Address	4 Angel Square Penrith CA11 7BT
Proposal	Advertisement Consent for 1 x aluminium fascia sign with acrylic letters.
Response	Support – change of name replacing like for like

Application Number	2025/0979/LBC
Location Address	Penrith Railway Station Ullswater Road Penrith CA11 7JQ
Proposal	Listed Building Consent for stone work repairs.
Response	Support

Application Number	2025/0987/LBC
Location Address	Grey Goat Sandgate Penrith CA11 7TH
Proposal	Listed Building Consent for splicing repairs to existing rotten timber windows, frames and cills. Rake out broken putty to glass and re-putty as required. Install new ventilation fans to front and rear of the property.
Response	Support

Application Number	2025/0882/HOU
Location Address	25 Willow Close PENRITH CA11 8TH
Proposal	Proposed two storey side extension.
Response	Support

PL25/25 Planning Applications: For Consideration

Members considered the following applications plus any additional applications received after the publication of the agenda where the consultation period expires before the next scheduled meeting and which required a committee decision.

Application Number	2025/1084/FPA
Location Address	Crossfield Farm Bowscar Penrith CA11 9NQ
Proposal	Erection of two extensions and two flues to existing building.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application with a comment that it is contingent that the environmental report is satisfactory for the LPA officers.	

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.
RESOLVED THAT a response be returned to Westmorland and Furness Council in OBJECTION of the application with comments: United Utilities have raised concerns, inadequate surface water run off mitigation and concerns raised by highways for access and egress of vehicles.	

Application Number	2025/1164/LBC
Location Address	Station House Penrith Railway Station Ullswater Road Penrith CA11 7JQ
Proposal	Listed Building Consent for restoration and refurbishment works to provide a cafe on the ground floor with a linked multi functional room on the first floor and residential studio accommodation for staff on the second floor.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application with a caveat that the scheme and design is sympathetic to the Listed Buildings Regulations and that there is no reduction in paid and free car parking spaces.	

Application Number	2025/1154/LBC
Location Address	36 Great Dockray PENRITH CA11 7BN
Proposal	Listed Building Consent for the re-roofing and associated repairs and replacement works to chimneys, gable render and rainwater goods.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application.	

Application Number	2025/1153/FPA
Location Address	36 Great Dockray PENRITH CA11 7BN
Proposal	Re-roofing and associated repairs and replacement works to chimneys, gable render and rainwater goods.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application.	

Application Number	2025/0913/FPA
Location Address	Cumbria View Redhills Penrith CA11 0DR
Proposal	Replacement of existing dwelling with a two storey office building.
RESOLVED THAT a response be returned to Westmorland and Furness Council in OBJECTION to the application with comments: Whilst the Town Council supports employment provision, the development is not sympathetic visually, requires porous car parking amenity, soft landscaping and shielding. The issues regarding drainage are of concern.	

Application Number	2025/1170/ADV
Location Address	Land off Carleton Hill Road Carleton PENRITH CA11 8TZ
Proposal	Advertisement Consent for 3D aluminium individual lettering fascia signage with a backlit bar.
RESOLVED THAT a response be returned to Westmorland and Furness Council in OBJECTION of the application with a comment: The illuminated signage is intrusive within a rural area.	

PL25/26 Next Meeting

Members reviewed the next meeting scheduled date and agreed the date for the next meeting was 28 July 2025, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PART II PRIVATE SECTION

PL25/27 Town Centre

Members considered a proposal for additional funding of £20,000 from General Reserves to commission detailed plans and costings for potential projects identified in the Penrith Town Centre Public Realm Improvements Document for the Northern Gateway (top of Middlegate), Burrowgate and Market Square.

RESOLVED THAT:

- i. Detailed plans and costings to be commissioned for the Northern Gateway (top of Middlegate), Burrowgate and Market Square.
- ii. Additional funding of £20,000 as a transfer from General Reserves be approved. That this request go forward to Full Council for ratification.
- iii. Delegated authority be given to the Economic Development Officer and Deputy Town Clerk to develop a scoping document, to liaise with contractors and progress the scheme of work.

CHAIR:

DATE:

**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