



Penrith Town Council

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

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Minutes of the meeting of the

PLANNING COMMITTEE

Held on **Monday 28 July 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

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

28 July 2025

PART I

PL25/26 Apologies For Absence

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

PL25/27 Minutes

Members were asked to authorise the Chair to sign the Minutes of the Meeting of the Communities Committee held on Monday 7 July 2025.

RESOLVED THAT:

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

PL25/28 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.

1. Councillor Jackson declared that he knew the applicant for No 2025/0911/LBC and would take no part in the discussion or decision thereon.

PL25/29 Public Participation

Members noted that representatives for the developers on Planning Application 2025/1203 were in attendance and would give a short presentation and answer any queries that Members had immediately prior to consideration of the application.

PL25/30 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 item 9 is a working document that the Town Council has been requested to consider in private due to the nature of the proposal whilst item 10 is commercially sensitive.

PL25/31 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	2025/1088/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 neighbour's property and decrease the likelihood of limb failures. Areas of dysfunctional cambium and decay present.
Response	No Objection

PL25/32 Planning Applications - Considered

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

Representatives of the developers of the following application gave a short presentation and answered any queries of Members.

Application Number	2025/1203/FPA
Location Address	Land North of Raiselands Farm PENRITH
Proposal	Residential development and associated infrastructure.
<p>RESOLVED THAT: a response be returned to Westmorland & Furness Council in SUPPORT of the application along with the following comments:</p> <ol style="list-style-type: none">1. Although it is disappointing that the site isn't 100% affordable as originally proposed, it is pleasing that 30% affordable is included in compliance with policy.2. Any existing stone walls surrounding the site should be preserved as they are characteristic of the local area.3. Apart from the highways, all footways and driveways should be permeable to reduce surface water run off.4. It is important that the developers consult with the Crime Prevention Officer to incorporate appropriate crime prevention measures.5. The Town Council has concerns about the access and egress onto the A6. It is essential that the highways authority approve any scheme proposed on highway safety grounds.6. Although it is proposed to provide informal community space on site and potentially provide funding towards more formal play areas close by, it would be good to see some play equipment on site for children.7. Within the Housing Needs Survey last completed by Penrith Town Council there was a requirement for a variety of house sizes and tenures. It would be good to see some of the bungalows and 4 bed houses in the 30% affordability scheme.8. It is essential that the trees that are subject to a TPO are protected throughout the development phase.9. A Management Construction Plan should be submitted to the LPA and approved prior to any construction taking place <p>The Town Council has major concerns about the effect of any new development on the infrastructure of Penrith. New developments will add substantial pressure, particularly on the social infrastructure of school places and the NHS services although it is recognised that merely building new facilities doesn't guarantee that they can be staffed. All GP and medical facilities are at the southern end of Penrith. Most children will probably attend nurseries and primary schools further away eg Brunswick Road, Wetheriggs and Beaconside Schools thereby putting more pressure on these establishments. We have been informed that our primary schools are full. Likewise, secondary provision is also stretched. QEGS can be discounted as a selective grammar.</p>	

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

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

Councillor Holden as Vice Chair of the Planning Committee took the chair for the following item.

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.
RESOLVED THAT a response be returned to Westmorland & Furness Council OBJECTING to the application on the following grounds: 1. The proposal does not accord to Policy DEV5 of the current Eden Local Plan as the window by reason of its use of materials has an adverse impact on the character of the listed building in a conservation area.	

Councillor Jackson as Chair of the Planning Committee resumed chairing the meeting.

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.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application with a request that the work is carried out in November when the tree is dormant.	

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.
RESOLVED THAT a response be returned to Westmorland & Furness Council in SUPPORT of the application with a request that the work is carried out in November when the tree is dormant.	

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

PL25/33 Next Meeting

Members noted that the next meeting was scheduled for 1 September 2025 at 5:15pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

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.

RESOLVED THAT item 10 on the agenda should be considered prior to Item 9

PL25/34 Service Development Proposal

Members considered the report in light of new information received and the recommendations contained within.

RESOLVED THAT:

1. The work agreed to be undertaken in May 2025 should not be commissioned; and
2. The service development budget expenditure associated with this work remains within the Planning Budget subject to agreement by the Finance Committee.

PL25/35 Penrith Conservation Area

Members were asked to review the draft documentation relating to a review of Penrith Conservation Area being undertaken by Westmorland and Furness Council.

RESOLVED THAT:

A response be returned to the Conservation Officer based on the discussion at the meeting.

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