



Penrith Town Council

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

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

DATE: 30 September 2025

NOTICE IS HEREBY GIVEN that an **ORDINARY MEETING** of **THE PLANNING COMMITTEE** will be held on Monday 6 October 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

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 6 OCTOBER 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

- a) Monday 1 September 2025; and
- b) The extra ordinary meeting held Monday 8 September 2025; and

agree they be signed as such by the Chair.

c) 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

3. 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.

4. 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.

It is recommended that Items 11 and 12 be considered in private due to commercially sensitive information.

5. Resolutions Report

Note the report.

6. Work Plan Report

Note the report.

7. Tree Preservation Order No 9, 2025

Receive the notice and decide whether to make a response.

8. 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	2025/1676/HOU
Location Address	2 Friars Terrace Penrith CA11 8DD
Proposal	Retrospective single storey rear extension.
Response	Support

Application Number	2025/1632/FPA
Location Address	Long Acres Carleton Village Penrith CA11 8TP
Proposal	Variation of condition 2 (approved plans) for the addition of a glazed link between hydrotherapy building and dwelling, solar panels to the roof of dwelling, siting of play equipment in the rear garden, additional paving and widening of the existing driveway, attached to approval 2024/1592/FPA.
Response	Support but would wish it to be conditioned that the facility is for the use of the family only and must not be used for commercial purposes to protect the residential amenity of neighbours.

Application Number	2025/1521/HOU
Location Address	41 Holme Riggs Avenue PENRITH CA11 8NL
Proposal	Erection of a two storey side extension and a single storey rear extension.
Response	Support

Application Number	2025/1446/HOU
Location Address	40 Salkeld Road PENRITH CA11 8RB
Proposal	Proposed rear extension.
Proposed Response	Support with reduced terrace size as overlooking will be minimised and previous permission has been granted.

Application Number	2025/1581/HOU
Location Address	Berkeley House Bowscar PENRITH CA11 8RY
Proposal	Retrospective rear extension.
Proposed Response	Support

Application Number	2025/1624/TPO
Location Address	130 Centurion Rise Penrith CA11 8BQ
Proposal	Works to tree subject to TPO order 3 2023; Mature Oak Tree (Quercus robur) - 5-10% Crown Reduction.
Proposed Response	Support

Application Number	2025/1674/TPO
Location Address	Land South of Barco Carleton Road PENRITH CA11 8LR
Proposal	Norway maple TPO No T3/CC24-T17 identified as T10 on Worksheet and Tree Risk Survey. The tree has been surveyed and QTRA scored as 2,2,3, 1/10K. This is an unacceptable risk to the public and a request to fell the tree on safety grounds is being sought - please see attached documents
Proposed Response	Support

9. 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	<u>2025/1372/FPA</u>
Location Address	Gospel Hall Queen Street PENRITH CA11 7XF
Proposal	Change of use of place of worship (use class F1) to class E use.

Application Number	<u>2025/1805/FPA</u>
Location Address	Unit 52 Gilwilly Road Gilwilly Industrial Estate Penrith CA11 9BA
Proposal	Demolition of two storage buildings and construction of a new B8 storage building.

Application Number	<u>2025/1798/ADV</u>
Location Address	Land off Inglewood Road PENRITH
Proposal	Advertisement Consent for 1no V Board with sliders, 1no Totem, 7no free standing signs, 2no flags, 2no railing banners and 2no sets of individual show home lettering to be flood lit and associated bollard lights.

Application Number	<u>2025/1788/TPO</u>
Location Address	Street Record Aspen Gardens Penrith Westmorland And Furness CA11 8UL
Proposal	T1 Oak, subject to Tree Preservation Orders EDC TPO125-T2 TPO125-T2 Standing in the central open space of Aspen Gardens. Undertake 10-percent all round canopy reduction. No thinning is to be undertaken: works are to only focus on reduction of width and height. Indicative photo of reduction extents has been provided. If any storm damaged branches or deadwood are encountered during works, provisions should be made for removal of such features also. Works are required due to presence of established decay fungus Ganoderma and has resulted in a QTRA score 1/30K due to surrounding properties and parked cars therefore requiring management intervention.

Application Number	<u>2025/1727/FPA</u>
Location Address	Land at Raiselands Farm Scotland Road PENRITH CA11 9JW
Proposal	Variation of condition 1 (approved plans) for the inclusion of revised plans, attached to approval 2024/2214/FPA.

Application Number	<u>2025/1758/DISC</u>
Location Address	Long Acres Carleton Village Penrith CA11 8TP
Proposal	Application for the approval of details reserved by conditions 3 (swimming pool drainage), 4 (sustainable surface water and foul water drainage schemes) and 5 (sustainable drainage management and maintenance plan), attached to approval 2024/1592/FPA.

10. Next Meeting

Note the next meeting is scheduled for 3 November 2025, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PART II PRIVATE SECTION

There are no further items in this part of the Agenda

11. Update on Town Projects

To receive a verbal update on town projects which includes commercially sensitive information.

12. Enforcement Issues

To receive an update from Westmorland and Furness Council.

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

MONDAY 1 SEPTEMBER 2025

Held on **Monday 1 September 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 B Jayson	West Ward
Cllr D Jayson	North Ward
Cllr Lawson	Carleton Ward
Cllr. Shepherd	East 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
1 SEPTEMBER 2025**

PART I

Prior to the meeting Members were advised that there was a short update on the proposed 20mph proposals for Penrith.

RESOLVED THAT the update be given at the end of the meeting.

PL25/36 Apologies For Absence

Apologies for absence were received from Councillors Davies, B Jayson and D Jayson.

PL25/37 Minutes

Members were asked to authorise the Chair to sign the Minutes of the Meeting of the Planning Committee held on 28 July 2025.

RESOLVED THAT:

The minutes of the meeting held 28 July 2025 be agreed and they be signed as such.

PL25/38 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.

- i. Councillor Shepherd declared a registrable interest in that he had visited Omega Proteins over a year previously in a private capacity to discuss technical issues and not planning applications however this would have no bearing on the consideration of these applications.

PL25/39 Public Participation

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

PL25/40 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, and agreed that there were no applications to be considered without the press or public.

PL25/41 Resolutions Report

It was reported that no response had been received to the letter sent to W&F lobbying about CIL and that this would be followed up. Members noted the report.

PL25/42 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	2025/1336/FPA
Location Address	The Orchard Carleton Road Penrith CA11 8LT
Proposal	Variation of condition 2 (approved plans) for amendments to the access, attached to approval 2024/2155/FPA.
Response	Support – The requirements of the Highways Authority to provide visibility splays has been met.

Application Number	2025/1026/LBC
Location Address	67 Arthur Street Penrith CA11 7TX
Proposal	Listed Building Consent for the replacement of existing timber conservatory with aluminium framed, glass roof conservatory.
Response	Support – no impact on conservation area or Grade II listed building, not seen from a public area and improves use for householder.

Application Number	2025/1365/NMA
Location Address	41 Holme Riggs Avenue Penrith CA11 8NL
Proposal	Non Material Amendment for amendments to the layout and addition of single storey rear extension, attached to approval 2024/1524/FPA.
Response	NMA but not enough information to base a response

Application Number	2025/1380/TPO
Location Address	Land at Skirsgill Lane Eamont Bridge PENRITH CA10 2BQ
Proposal	Tree T1 – crown cleaning works for deadwood over and within fall area of parking and road along with removal of any previously storm damaged branches (included those decayed, cracked or split). Remove arisings from site.
Response	Support

Application Number	2025/1410/TCA
Location Address	Alderley Beacon Street Penrith CA11 7TZ
Proposal	S211 notification to remove 2no Fir trees in conservation area from the side of property as they have outgrown their location.
Response	Support but would request replacement planting of small native trees or shrubs to support climate measures

Application Number	2025/1353/HOU
Location Address	14 Skirsgill Gardens Penrith CA11 7EP
Proposal	Replacement of existing single storey side and rear extension with a two storey and single storey side and rear extension.
Response	Support

Application Number	2025/1026/LBC
Location Address	67 Arthur Street Penrith CA11 7TX
Proposal	Listed Building Consent for the replacement of existing timber conservatory with aluminium framed, glass roof conservatory.
Response	Support – no effect on heritage asset or conservation area.

Application Number	2025/1329/TPO
Location Address	Applerigg Lowther Street PENRITH CA11 7US
Proposal	T1 Copper Beech - crown thin by 10% to allow improved air flow through the crown, lessening wind loading. Prune to give 3 metres clearance from the building T2 Lime - crown thin by 10% to allow improved air flow through the crown, lessening wind loading.
Response	Support

Application Number	2025/1339/FPA
Location Address	Land North of Skirsgill Lane Eamont Bridge Penrith CA10 2BQ
Proposal	Erection of a self-build dwelling.
Response	Refuse on the following grounds: 1. Does not accord to the NPPF which says that inappropriate development in areas of risk of flooding should be avoided. 2. Should flooding occur as previously there is no safe access and egress as this is in an area of high probability of flooding

Application Number	2025/1450/TCA
Location Address	Melville House Wordsworth Street PENRITH CA11 7QY
Proposal	S211 Conservation area tree works notification; Holly obscuring tree light - partial pruning required around the light. Requested by the Council ref MHWSPPOSTAL/ED77/EC01.
Response	Support

Application Number	2025/1407/DISC
Location Address	Morrisons Petrol Filling Station Brunswick Road Penrith CA11 7JU
Proposal	Application for the approval of details reserved by conditions 4 (sustainable surface water and foul water drainage schemes) and 5 (sustainable drainage management and maintenance plan), attached to approval 2024/1648/FPA.
Response	Support -

Application Number	2025/1446/HOU
Location Address	40 Salkeld Road PENRITH CA11 8RB
Proposal	Proposed rear extension.
Response	Object on the following grounds: 1. Harm to the residential amenity of neighbouring property (Beacon Garth) due to a loss of privacy by way of increased overlooking into their garden and windows of habitable rooms therefore contrary to DEV1 and DEV5 of the current Eden Local Plan

Application Number	2025/1148/NMA
Location Address	Long Acres Carleton Village Penrith CA11 8TP
Proposal	Non Material Amendment for the addition of a glazed link between hydrotherapy building and dwelling, solar panels to the roof of dwelling, siting of play equipment in the rear garden and additional paving, attached to approval 2024/1592/FPA.
Response	Support

Application Number	2025/1276/TCA
Location Address	The Crest Lowther Street PENRITH CA11 7UQ
Proposal	S211 notification for conservation area tree works, comprising; Prunus - crown reduction to 3 metres approx.
Response	Support

PL25/43 Planning Applications - Considered

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

Application Number	<u>2025/1315/FPA</u>
Location Address	Frenchfield Bungalow Carleton PENRITH CA11 8UA
Proposal	Proposed replacement dwelling.
RESOLVED THAT a response be returned to Westmorland and Furness Council supporting the application in principle as there is already an existing dwelling on the site but expressing some concerns that any potential flood risk is mitigated against (although it is recognised that the flood alleviation measures at Frenchfield meant that the area did not flood in 2015) and that the cladding is not in keeping with the location adjacent to Grade II listed buildings.	

Application Number	<u>2025/1471/HOU</u>
Location Address	2 Horsley Terrace PENRITH CA11 8AY
Proposal	Erection of new attached garage and sunroom.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application.	

Application Number	<u>2025/1295/FPA</u>
Location Address	7 Angel Lane Penrith CA11 7BP
Proposal	Change of use of first floor from hair and beauty salon (class E) to residential flat (class C3).
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application which reuses space within the town centre to help the town centre vitality.	

Application Number	<u>2025/1310/FPA</u>
Location Address	Penrith Golf Club Maidenhill Salkeld Road Penrith CA11 8SG
Proposal	Proposed change of use of part of car park for the siting of a temporary sales cabin with associated landscaping and parking.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application but requesting that it be made clear in the conditions that the sales cabin should be removed and the land returned to its previous state once the show home has been finalised.	

Application Number	<u>2025/1590/ADV</u>
Location Address	Penrith Golf Club Maidenhill Salkeld Road PENRITH CA11 8SG
Proposal	Advertisement Consent for 2no parking information signs, 1no totem, 2no flags, and hoarding panels and door vinyls fixed to the sales cabin.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application but requesting that it be made clear in the conditions that the advertisement signage and flags should be removed and the land returned to its previous state once the show home has been finalised. It is understood from correspondence from the applicant via the planning officer that the hoardings are no longer being put up.	

Application Number	<u>2025/1170/ADV</u>
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 withdrawing the objection to the application in the light of the additional information received.	

Members were reminded that planning permission had already been granted for the following 6 applications but that the applications were very specific and referred to applications after planning permission has been granted but where certain aspects of the development were conditioned for later agreement as governed by Article 27 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.

Application Number	<u>2025/1539/DISC</u>
Location Address	Morrisons Petrol Filling Station Brunswick Road Penrith CA11 7JU
Proposal	Application for the approval of details reserved by conditions 4 (sustainable surface water and foul water drainage schemes) and 5 (sustainable drainage management and maintenance plan), attached to approval 2024/1648/FPA.
Members were advised that although advertised without a response date prior to the Committee this application had already been determined by Westmorland and Furness Council.	

Application Number	<u>2025/1547/DISC</u>
Location Address	Omega Proteins Penrith Ltd Processing Plant PENRITH CA11 0BX
Proposal	Application for the approval of details reserved by condition 4 (external lighting), attached to approval 20/0660.
RESOLVED THAT a response be returned to Westmorland and Furness Council with the following comments: <ol style="list-style-type: none"> 1. Although the professional lighting report contains a lot of data, the same report has been submitted for all the applications and takes no account of other buildings on site or topography and has been based on the assessment of existing lighting in specific areas on plans provided to them. 2. The report makes assumptions about how the lighting units will be operated between dusk and dawn throughout the year without providing specific details. 3. The report mentions a maintenance factor however that section of the report is not included. 4. Penrith Town Councillors do not feel that they have the information or expertise to comment on such a technical report which contains so many assumptions. 	

Application Number	<u>2025/1549/DISC</u>
Location Address	Omega Proteins Penrith Ltd Processing Plant Penrith CA11 0BX
Proposal	Application for the approval of details reserved by conditions 4 (external lighting) and 5 (landscaping), attached to approval 16/1012.
RESOLVED THAT a response be returned to Westmorland and Furness Council with the following comments: <ol style="list-style-type: none"> 1. Although the professional lighting report contains a lot of data, the same report has been submitted for all the applications and takes no account of other buildings on site or topography and has been based on the assessment of existing lighting in specific areas on plans provided to them. 2. The report makes assumptions about how the lighting units will be operated between dusk and dawn throughout the year without providing specific details. 3. The report mentions a maintenance factor however that section of the report is not included. 4. Penrith Town Councillors do not feel that they have the information or expertise to comment on such a technical report which contains so many assumptions. 5. The landscaping attached to this application does not include a hedge line or maintenance programme. It is important that the arboriculturist is satisfied with the planting and maintenance regime and that should the application be approved it should be conditioned that should any hedge or planting die within the first 10 years it should be replaced in the next planting season. 	

Application Number	<u>2025/1546/DISC</u>
Location Address	Omega Proteins Penrith Ltd Processing Plant PENRITH CA11 0BX
Proposal	Application for the approval of details reserved by condition 4 (external lighting), attached to approval 21/0201.

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

1. Although the professional lighting report contains a lot of data, the same report has been submitted for all the applications and takes no account of other buildings on site or topography and has been based on the assessment of existing lighting in specific areas on plans provided to them.
2. The report makes assumptions about how the lighting units will be operated between dusk and dawn throughout the year without providing specific details.
3. The report mentions a maintenance factor however that section of the report is not included.
4. Penrith Town Councillors do not feel that they have the information or expertise to comment on such a technical report which contains so many assumptions.

Application Number	<u>2025/1552/DISC</u>
Location Address	Omega Proteins Penrith Ltd Processing Plant Penrith CA11 0BX
Proposal	Application for the approval of details reserved by condition 3 (external lighting), attached to approval 20/0659.

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

1. Although the professional lighting report contains a lot of data, the same report has been submitted for all the applications and takes no account of other buildings on site or topography and has been based on the assessment of existing lighting in specific areas on plans provided to them.
2. The report makes assumptions about how the lighting units will be operated between dusk and dawn throughout the year without providing specific details.
3. The report mentions a maintenance factor however that section of the report is not included.
4. Penrith Town Councillors do not feel that they have the information or expertise to comment on such a technical report which contains so many assumptions.

Application Number	<u>2025/1551/DISC</u>
Location Address	Omega Proteins Penrith Ltd Processing Plant Penrith CA11 0BX
Proposal	Application for the approval of details reserved by condition 2 (landscaping), attached to approval 20/0661.

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

PL25/44 Update on Proposed 20mph Scheme for Penrith

Members were advised that initial feedback had been received on the initial consultation undertaken by Westmorland and Furness Council. Overall it appears that the responses that support the scheme with amendments would rather see it in its current form than withdrawn. When the proposals have been investigated and considered against the Department for Transport speed limit guidance it is the recommendation that they progress to statutory consultation if it receives support from both Westmorland and Furness Councillors and the Town Council.

Members were advised that the Officers from Westmorland and Furness Council have been advised that for an official response to be provided by the Town Council it must be considered by Council.

PL25/45 Next Meeting

Members noted that the next meeting was scheduled for Monday 6 October 2025 at 5:15pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

RESOLVED THAT an additional extra ordinary meeting be held on 8 September to consider a consultation to proposed off street parking regulations.

PART II PRIVATE SECTION

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



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DRAFT Minutes of the meeting of the

EXTRA ORDINARY PLANNING COMMITTEE MONDAY 8 SEPTEMBER 2025

Held on **Monday 8 September 2025**, at 5:15 pm, Boardroom, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PRESENT

Cllr Bowen	Pategill Ward
Cllr Holden	Carleton Ward
Cllr Jackson	North Ward
Cllr. Shepherd	East 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 EXTRA ORDINARY MEETING OF THE PLANNING COMMITTEE

8 SEPTEMBER 2025

Members were advised that an urgent late item had been received regarding an amendment to the Public Space Protection Order 2024 No.002 (Dogs) which required a response.

RESOLVED THAT the item be considered at the end of the meeting to enable a response to be returned.

PART I

PL25/46 Apologies For Absence

Apologies for absence were received from Councillor Lawson.

Councillors Davies, B Jayson and D Jayson were absent without apologies.

PL25/47 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.

PL25/48 Public Participation

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

PL25/49 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, and agreed that there were no applications to be considered without the press or public.

PL25/50 Westmorland and Furness Council (Off Street Parking Places)(Eden Locality)(Consolidation) Order 20><

Members considered the proposed off street parking order which sought to revoke all entries relating to mansion House front and rear car parks. Members were advised that following a query to the Parking Manager, it was advised that the rear car park to Mansion House is to be retained and will therefore still be useable however there are no plans about its operation.

RESOLVED THAT:

A response be returned to Westmorland and Furness Council based on the comments made at the meeting.

The following item was considered as a matter of urgency as a response was required prior urgently and prior to any meeting taking place.

PL25/51 Public Spaces Protection Order 2025 No.001 (Dogs) Variation to Public Spaces Protection Order 2024 No.002 (Dogs)

Members considered the variation consultation relating to Dogs on Leads and were advised that the proposed Public Space Protection Order (PSPO) for Dogs on Leads in the Eden area of Westmorland and Furness was not a 'new' PSPO but a re-instatement of a law which was in force from 2008 until it was mistakenly omitted from the new Westmorland and Furness PSPO in November 2024.

RESOLVED THAT:

A response be returned to Westmorland and Furness Council based on the comments made at the meeting and stating that the Town Council felt that the proposed amendment was un-enforceable and that point 4 in particular was poorly worded and caused confusion.

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

Planning Committee Resolution Tracking

Planning Resolution Tracking 25-26

Start Date: May 2025

Reference	Responsibility	Date	Activity	Status	Supporting Notes
Brought forward from the previous year.					
PL24/129	PL - RR	May25	Service Development Proposal	Complete	Brief being developed for circulation to suppliers
New Business					
PL25/6	PL - RR	Jun	Timings of Meetings	Complete	Website Updated
PL25/9	PL - RR	Jun	Proposed Upgrade to Base Station	Complete	Response returned
PL25/10	PL - RR	Jun	Penrith Conservation Area Management Plan Workshop	Complete	Date agreed and briefing held
PL25/11	PL - RR	Jun	Planning Applications - Delegated Responses	Complete	
PL25/12	PL - RR	Jun	Planning Applications - Considered	Complete	
PL25/20	PL - RR	Jul	Penrith Parking Review	Complete	Response sent
PL25/21	PL - RR	Jul	Community Infrastructure Levy	Complete	Letter Sent
PL25/23	PL - RR	Jul	Change of Meeting Date	Complete	Changed on Website
PL25/25	PL - RR	Jul	Planning Applications for Consideration	Complete	
PL25/27	PL - RR	Jul	Town Centre	In Progress	
PL25/32	PL - RR	Jul	Planning Applications - Considered	Complete	
PL25/34	PL - RR	Jul	Service Development Proposal	Complete	
PL25/35	PL - RR	Jul	Penrith Conservation Area	Complete	
PL25/43	PL - RR	Sep	Planning Applications - Considered	Complete	Responses Returned
PL25/50	PL - RR	Sep	Off Street Parking Places	Complete	Letter Sent
PL25/51	PL - RR	Sep	PSPO 2025 No 001 (Dogs)	Complete	Letter sent

PLANNING COMMITTEE BUSINESS PLAN PRIORITIES

PLACE

Priority 1

The Council will collaborate, consult and work to develop a deliverable strategic regeneration plan for Penrith.

HOW	WHEN
Ongoing	Work with Westmorland and Furness Council, partners, and stakeholders to support the development of a comprehensive Strategic Regeneration Plan for Penrith and its town centre focusing on the critical issues of the growth of the town, infrastructure development and town centre regeneration.
Ongoing	Seek to harmonise efforts with the Westmorland & Furness Council to achieve shared outcomes and maximise the benefits for Penrith's residents and visitors by recognising the importance of strategic regeneration planning and a cohesive vision in guiding Penrith's development within a unified approach that fosters sustainable development.
Ongoing	Ensure that the plan is developed by drawing on previous extensive consultations involving residents and stakeholders and by undertaking any additional public consultations that may be necessary to secure alignment with their priorities and aspirations.
Ongoing	Arrange liaison sessions with Westmorland and Furness Council and the Penrith Place Action Group to progress a regeneration plan for Penrith.

Priority 2

The Council will support the improvement of health and wellbeing, supporting local and national initiatives by liaising with local organisations and health providers.

HOW	WHEN
Ongoing	Engage closely with the principal authority and other bodies in respect of long-term provision of, and alterations to, necessary infrastructure, education, and health provision in the town.
Ongoing	Continue to lobby the principal authority to align its policy for the Community Infrastructure Levy across the whole authority area and/or access S106 monies.

Priority 3

Work with Westmorland and Furness Council and stakeholders to have a safe, healthy, clean, green, and tidy town.

HOW	WHEN
Ongoing	Provide and support schemes for traffic calming, pathways, rights of way, footpaths, and improved street lighting.

PROTECTION
Priority 1

The Town Council will enhance and promote the historic and cultural heritage of Penrith safeguarding its identity and natural and built environment.

HOW	WHEN
Ongoing	Ensure that all planning and highways and footpath matters are considered and responded to within the legal framework.
Ongoing	Work with the principal authority and key stakeholders to develop a style guide for the town.
Ongoing	Promote, use, and review the Penrith Neighbourhood Development Plan.
Ongoing	Maintain the Civic traditions and events via the role of the Mayor and Deputy Mayor and deliver events for Armistice and Remembrance.

Priority 2

The Council will promote and encourage an environmentally friendly town delivering the Council’s Climate Strategy.

HOW	WHEN
Ongoing	Improve connectivity and accessibility, encouraging and supporting cycling and walking as detailed within the Penrith Local Cycling and Walking Infrastructure Plan.

PARTNERSHIP

Priority 1

The Council will collaborate with and support stakeholder groups and community organisations that provide a community benefit.

HOW	WHEN
Ongoing	Achieve a greater degree of influence over service delivery and development in the town to ensure that the best interests of the community are considered.
Ongoing	Attend meetings of outside bodies providing a link between the Council and the voluntary groups in Penrith.

PROSPERITY

Priority 1

The Council will promote the economic and commercial vitality of businesses in the town and support the tourist economy.

HOW	WHEN
Ongoing	Evaluate and participate in national and regional funding programmes for town centre improvements.
Ongoing	Promote the brand identity for Penrith within Cumbria and the North-West of England.
Ongoing	Liaise with partners and property owners to develop a phased identification, review and re-tasking empty buildings document and support bringing vacant properties into use.
Ongoing	Develop and promote a film about the history of Penrith to attract tourists.

PROJECTS

Priority 1

The Council will work with partners to deliver Borderlands initiatives and town regeneration projects with partners and other stakeholders.

HOW	WHEN
Ongoing	Officers and Councillors to attend meetings and to report to Council at least quarterly.
Ongoing	Develop enhanced wayfinding, interpretation boards and signage.

PLANNING COMMITTEE WORK PLAN 1

TASK - PLANNING
ACTIVITY - Protection
Conserve the historic and notable buildings - maintain a register of listed building with images
Promote, use, and review the Penrith Neighbourhood Development Plan.
Work with the principal authority and key stakeholders to develop a style guide for the town.
Encourage improvements to the gateways A6, A66 and M6 using signage, greening and maintained verges.
ACTIVITY - Consultation
Ensure that all planning and highways and footpath matters are considered and responded to within the legal framework.
Respond to applications under delegated authority between meetings
Penrith Conservation Area Management Plan
ACTIVITY - Legislation
Promote and support through the planning process and Council's Neighbourhood Development Plan low carbon development, sustainable travel, and increased biodiversity.
Set up new policies to meet all legal requirements
Review changes to legislation that impact on planning.
CIL - lobby for CIL for the area
ACTIVITY - Partnerships
Work with partners to improve highways infrastructure in and around Penrith
Influence improvements to signage, traffic flow and car parking.
Encourage and support the delivery of the actions from the joint authority Parking and Movement Study
Encourage and support the delivery of the actions from the joint authority the Local Cycling and Walking Infrastructure Plan

PLANNING COMMITTEE WORK PLAN 2

TASK - Regeneration
ACTIVITY - Partners
Improve signage and town centre information: Borderlands Wayfinding
Promote local heritage, attractions, and events: Penrith Arts & Culture Group
Improve cycling lanes, pedestrian zones, and electric vehicle charging points: LCWHIP
ACTIVITY - Branding/Marketing
Promote the brand identity for Penrith within Cumbria and the North-West of England.
Develop and promote a film about the history of Penrith to attract tourists.
Formalise the branding strategy and work of the marketing group
ACTIVITY - Funding
Evaluate and participate in national and regional funding programmes for town centre improvements.
ACTIVITY - Research/Planning/Delivery
Identify the objectives and priorities for regeneration via joint working with the Town Team
Scope and contract for a visual representation for the town centre improvements that reflect the priorities and ensure they are realistic.
Town centre redesign building on Borderlands scheme of work for signage to upgrade public spaces
Working with stakeholders and partners to enhance local resources, identify funding packages and provide advice if required or signposting to other resources community
Hold consultations, workshops and briefings with the community and councillor colleagues

Town and Country Planning Act 1990 Westmorland and Furness Council

Tree Preservation Order No. 9, 2025

Land to the North of Carleton Road, Goodwood, Brooklands and The Cottage,
Penrith, Cumbria, CA11 8LT

THE WESTMORLAND AND FURNESS COUNCIL, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as Tree Preservation Order No. 9, 2025 | Land to the North of Carleton Road, Goodwood, Brooklands and The Cottage, Penrith, Cumbria, CA11 8LT

Interpretation

2.—(1) In this Order “the authority” means the Westmorland and Furness Council
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 9 day of September 2025

The Common Seal of Westmorland and Furness Council
was affixed to this Order in the presence of:

Chris Wells.



CONFIRMATION OF ORDER

Tree Preservation Order No. 9, 2025
Land to the North of Carleton Road, Goodwood, Brooklands and The Cottage,
Penrith, Cumbria, CA11 8LT

This Order was / was not confirmed by Westmorland and Furness Council

(a) without modification

or (b) subject to the modifications indicated in red pen

on the day of 20

Signed: _____

Position held: _____

Authorised to sign in that behalf

REVOCATION OF ORDER

Tree Preservation Order No. 9, 2025
Land to the North of Carleton Road, Goodwood, Brooklands and The Cottage,
Penrith, Cumbria, CA11 8LT

This Order was revoked by

on the day of

Signed: _____

Position held: _____

Authorised to sign in that behalf

SCHEDULE

Article 3

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation	Easting	Northing
T1	Copper beech	Located on the corner of driveway and gate entrance to The Orchard within the grounds of number 2 Brooklands.	352430	529881
T2	Copper beech	Located within the garden of number 2 Brooklands.	352404	529887
T3	Copper beech	Located to the rear of boundary wall at the main driveway entrance to Brooklands from Carleton Road.	352361	529838
T4	Sycamore	Located to the rear of boundary wall of Brooklands and Carleton Road.	352356	529838
T5	Lime	Located bordering the driveway to Brooklands and comprising of driveway avenue trees.	352365	529841
T6	Lime	Located on corner of the driveway to Brooklands and The Cottage.	352367	529844
T7	Lime	Located on corner of the driveway to Brooklands and The Cottage.	352372	529850
T8	Lime	Located on corner of the driveway to number 1 Brooklands and number 2 Brooklands.	352376	529857
T9	Lime	Located on corner of the driveway to number 1 Brooklands and number 2 Brooklands.	352382	529864
T10	Lime	Located bordering the driveway to number 2 Brooklands and The Orchard.	352388	529868
T11	Lime	Located bordering the driveway to number 2 Brooklands and The Orchard.	352395	529873
T12	Lime	Located bordering the driveway to number 2 Brooklands and The Orchard.	352399	529867
T13	Lime	Located bordering the driveway to number 2 Brooklands and The Orchard.	352393	529864
T14	Lime	Located bordering the driveway to number 2 Brooklands and The Orchard.	352387	529859

SCHEDULE

Article 3

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

T15	Lime	Located within boundary of Goodwood and comprising of driveway avenue trees.	352383	529852
T16	Sweet chestnut	Located within the southern grounds of Goodwood.	352381	529837
T17	Sweet chestnut	Located within the southern grounds of Goodwood.	352392	529829
T18	Sweet chestnut	Located within the southern grounds of Goodwood.	352400	529828
T19	Oak	Located within the southern grounds of Goodwood.	352404	529840
T20	Sycamore	Located within the grounds of number 2 Brooklands and along the border line with Goodwood.	352409	529862
T21	Lime	Located within the grounds of number 2 Brooklands and along the border line with Goodwood and number 15 Brooklands Grange.	352416	529858
T22	Norway maple	Located within the grounds of number 2 Brooklands and along the border line with number 15 Brooklands Grange.	352418	529862
T23	Sycamore	Located within the grounds of number 2 Brooklands and along the border line with number 15 Brooklands Grange.	352422	529866
T24	Norway maple	Located within the grounds of number 2 Brooklands and along the border line with number 15 Brooklands Grange.	352424	529870
T25	Sycamore	Located within the grounds of number 2 Brooklands and along the border line with number 15 Brooklands Grange.	352426	529875
T26	Norway maple	Located within the grounds of number 2 Brooklands and along the border line with The Cottage.	352442	529901

SCHEDULE

Article 3

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation	Easting	Northing
T27	Lime	Located within the grounds of number 2 Brooklands and along the border line with The Cottage.	352444	529905
T28	Cypress	Located within the grounds of number 2 Brooklands and along the border line with Goodwood.	352403	529865
T29	Leylandii	Located bordering the driveway to number 1 Brooklands.	352377	529874
T30	Leylandii	Located bordering the driveway to number 1 Brooklands.	352377	529878
T31	Leylandii	Located bordering the driveway to number 1 Brooklands.	352378	529882
T32	Horse chestnut	Located bordering the driveway to number 1 Brooklands.	352388	529901
T33	Sycamore	Located within the driveway area of number 1 Brooklands.	352419	529935
T34	Walnut	Located at the boundary line of The Cottage, Brooklands and The Orchard.	352430	529943
T35	Cedar	Located within the grounds of The Cottage and along the border line with The Orchard.	352431	529947
T36	Cherry	Located within the grounds of The Cottage and along the border line with The Orchard.	352436	529956
T37	Norway Maple	Located within the grounds of The Cottage and bordering the driveway of Chancery Lane.	352397	529981

SCHEDULE

Article 3

SPECIFICATION OF TREES

Trees specified by reference to an area
(within a dotted black line on the map)

Reference on map	Description	Situation	Easting	Northing
A1	NONE			

Groups of trees

(within a broken black line on the map)

Reference on map	Description	Situation	Easting	Northing
G1	1x Apple 2x Lawsons Cypress 1x Beech 1x Cappadocian Maple	Located within the grounds of The Cottage and bordering The Orchard to the north.	352460	529962
G2	1x Laburnum 7x Silver Birch 4x Sycamore 2x Copper Beech	Located within the grounds of The Cottage and bordering the boundary line with resevoir.	352481	529977
G3	11x Whitebeam 2x Horse Chestnut x1 Lime 3x Norway Maple 2x Cherry 1x Rowan 1x Himalayan Birch	Located within the north western field grounds of The Cottage and bordering the driveway of Chancery Lane.	352429	530013

Woodlands

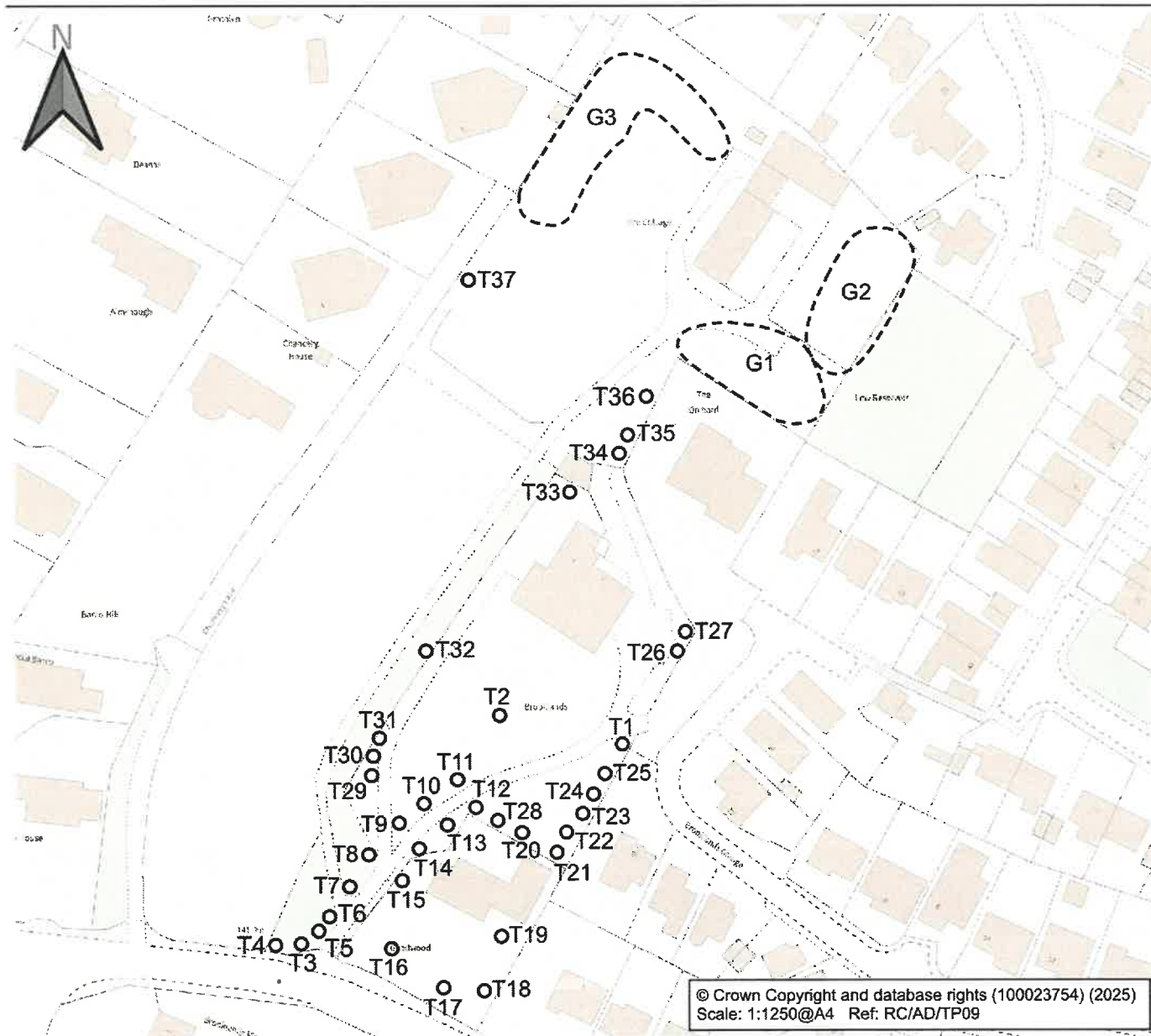
(within a continuous black line on the map)

Reference on map	Description	Situation	Easting	Northing
W1	NONE			

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Tree Preservation Order No. 9, 2025

Land to the North of Carleton Road, Goodwood, Brooklands and The Cottage, Penrith, Cumbria, CA11 8LT



**The Common Seal of Westmorland and Furness Council
was affixed to this Order on:**

This 9 day of September
Two Thousand and Twenty Five

in the presence of:

Cain Wells

CHIEF LEGAL AND MONITORING OFFICER



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