



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

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 Holden	Carleton Ward
Cllr Jackson	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.
<p>RESOLVED THAT a response be returned to Westmorland and Furness Council with the following comments:</p> <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.
<p>RESOLVED THAT a response be returned to Westmorland and Furness Council with the following comments:</p> <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