



Penrith Town Council

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

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

Minutes of the meeting of the

PLANNING COMMITTEE

Held on **Monday 6 October 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

Deputy Town Clerk
Economic Development Officer

The Town Council resolved from 15 May 2023, until the next relevant Annual Meeting of the Council, that having met the conditions of eligibility as defined in the Localism Act 2011 and SI 965 The Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012, to adopt the General Power of Competence.

**DRAFT MINUTES FOR THE MEETING OF THE
PLANNING COMMITTEE**

6 OCTOBER 2025

PART I

Prior to the start of the meeting, Members were advised that two late items had received and which the Chair had prior notification. They were considered to be urgent pursuant to section 100B(4) of the LGA 1972 as they required a decision that could not wait until the next meeting of the Committee.

RESOLVED THAT:

The items be considered immediately prior to item 8, Planning Applications: Delegated Responses.

PL25/52 Apologies For Absence

Apologies for absence were received from Councillors Davies and Shepherd. Councillors B Jayson and D Jayson were absent without apologies.

PL25/53 Minutes

Members were asked to authorise the Chair to sign the Minutes of the Meetings of the Planning Committee held on:

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

RESOLVED THAT:

The minutes of both meetings be agreed and that they be signed as such.

PL25/54 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.

PL25/55 Public Participation

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

PL25/56 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 11 (Update on Town Hall Projects) and 12 (Enforcement Issues) be considered in private session without the press and public as the items contain commercially sensitive information or potential enforcement action.

PL25/57 Resolutions Report

Members noted the report.

PL25/58 Work Plan Report

Members noted the report.

PL25/59 Tree Preservation Order No 9, 2025

Members considered the report and recommendations contained within.

RESOLVED THAT:

A response be returned to Westmorland & Furness Council supporting the Tree Preservation Order.

The following two items were considered as a matter of urgency as a response was required before the next meeting of this committee.

PL25/60 Pre-Planning Application Consultation – for proposed EE 20m slimline street works monopole and associated supporting apparatus on the footway on the west side of Folly Lane, Barco Hill, Penrith

RESOLVED THAT although the Town Council supports the principle of better communication for Penrith a response be returned to Telent **OBJECTING** to the positioning on the grounds that the pole will be visually obtrusive in this location, causing detrimental harm to the visual amenity of the area, whilst the cabinets will cause obstruction on a narrow pavement making it extremely difficult for pedestrians, wheelchair users and parents with pushchairs.

PL25/61 Beacon Edge Traffic Calming Measures

Members considered the proposed traffic calming measures for Beacon Edge which were to extend the 30mph and 40mph zones as well as installing new build out bollards in two locations.

RESOLVED THAT a response be returned to Highways based on the comments made (Appendix 1).

PL25/62 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	2025/1676/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 minimalised 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

PL25/63 Planning Applications - Considered

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

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.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application with a request that it be conditioned that the building must not be used for short term holiday let or AirBnB going forward.	

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.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application but requesting that any additional hard standing is porous to reduce water runoff.	

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.
RESOLVED THAT a response be returned to Westmorland and Furness Council OBJECTING to the application on the following grounds: It is felt that the signage is an over proliferation and that by virtue of its appearance, scale, massing and location is incongruous in a residential area affecting the residential amenity of existing residents. It is felt that a better location for any potential signage is on the new site beyond the existing dry stone wall away from existing residences and that any illumination should be turned off during the hours of darkness.	

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

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.
<p>RESOLVED THAT a response be returned to Westmorland and Furness Council OBJECTING to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. Whilst Penrith Town Council fully supports appropriate and sustainable landscaping, including tree planting, the Town Council has serious concerns regarding the location and scale of tree planting in this development, most particularly those between 225 to 229 and Pennyhill Park residents. 2. Residents whose homes border the above proposed planting area in particular could experience significant loss of natural light and overshadowing, particularly if large canopy or evergreen species are used. This could reduce amenity value especially in gardens and habitable rooms facing the tree line. 3. Trees planted densely too close to homes can pose a safety risk, especially during storms and add to insurance premiums. Ongoing maintenance may become a burden on nearby residents if not properly accounted for in the management plan. 4. Should Westmorland and Furness Council approve the application Penrith Town Council would like to see conditions: restricting the species of planting used to British native trees and shrubs avoiding large or invasive species, a clear enforceable long term tree maintenance plan and reconsideration of planting density to minimise amenity loss and potential damage going forward. 	

Application Number	2025/1758/DISC
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.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application in principle but that the impact of the hydrotherapy pool be reappraised on water useage and drainage to ensure that it does not materially add to the equation for the number of litres of water used per day.	

PL25/64 Next Meeting

Members noted that the next meeting was scheduled for 3 November 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:
Paragraph 3 - Exempt information relating to the Financial or business affairs of any particular person (including the authority holding that information).

PL25/65 Update on Town Projects

Members received an update from the Economic Development Officer on the progress of the project, the potential economic benefits to Penrith and the next steps before it is brought back to this committee.

PL25/66 Enforcement Issues

Members received an update from the Deputy Town Clerk on two potential enforcement issues being considered by Westmorland and Furness Council.

RESOLVED THAT:

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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13 October 2025

Dear Ms McClellan

Proposed Traffic Calming Beacon Edge

Penrith Town Council would like to respond to the proposed traffic calming measures on Beacon Edge.

Penrith Town Council fully supports the extension to the 30mph and 40mph speed limit along Beacon Edge as this is something we have requested previously.

In respect of Beacon Edge, at the present time the informally parked cars already slow the traffic down although it does move faster towards the north near the cemetery where less cars are parked. The main issue at present is that parked cars to park too close to the road ends for Fell Lane, Wordsworth Street and Graham Street making egress onto Beacon Edge difficult. Double yellow lines at these locations would greatly assist drivers coming out of those roads onto Beacon Edge.

Formalised parking will be an issue on Beacon Edge as this will narrow the carriageway down to one lane with courtesy pull in areas thereby restricting traffic flow, especially when a bus is using the route. When there are road closures in Penrith (as at the present time with Scotland Road), traffic is diverted along Beacon Edge increasing the volume considerably. With such a formalised system of parking bays it is felt that Beacon Edge will become a bottle neck. Salkeld Road leading onto Beacon Edge is actually a main route into the town from the fell edge villages.

Beacon Edge is used frequently by cyclists and there is some concern that the measures proposed will not make travel easy for them as they will need to weave in and out around parked cars and traffic islands thereby increasing risk for them.

Beacon Edge is also used by agricultural vehicles accessing land and premises, without this route they would have to come through the town centre or divert a number of miles. Likewise when Kemplay roundabout is blocked, it can be used by HGVs to access their premises as there are no other suitable routes round onto the A686.

At the present time Penrith Town Council has serious concerns about the measures proposed.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Jackson', written in a cursive style.

Councillor Scott Jackson
Chair of Penrith Town Council Planning Committee