



Penrith Town Council

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

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

DATE: 24 November 2025

NOTICE IS HEREBY GIVEN that an **ORDINARY MEETING** of **THE PLANNING COMMITTEE** will be held on 1 December 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 1 DECEMBER 2025

PART I

1. Apologies For Absence

Receive apologies from Members.

2. Minutes

Authorise the Chair to sign, as a correct record, the minutes of the meeting of the Planning Committee held on Monday 3 November 2025 and agree they be signed as such by the Chair.

3. Declarations of Interests and Requests for Dispensations

Receive declarations by Members of interests in respect of items on this agenda and apply for a dispensation to remain, speak and/or vote during consideration of that item.

ADVICE NOTE:

Members are reminded that, in accordance with the revised Code of Conduct, they are required to declare any disclosable pecuniary interests or other registrable interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting.) Members may, however, also decide, in the interests of clarity and transparency, to declare at this point in the meeting, any such disclosable pecuniary interests which they have already declared in the Register, as well as any other registrable or other interests. If a Member requires advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote, he/she is advised to contact the Monitoring Officer at least 24 hours in advance of the meeting

4. Public Participation

Receive any questions or representations which have been received from members of the public. A period of up to 15 minutes for members of the public to ask questions or submit comments.

ADVICE NOTE:

Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. The public must make a request in writing to the Town Clerk **PRIOR** to the meeting, when possible. A member of the public can speak for up to three minutes. A question shall not require a response at the meeting nor start a debate on the question. The chair of the meeting may direct that a written or oral response be given.

5. EXCLUDED ITEM: Public Bodies (Admissions to Meetings) Act 1960

Determine whether any items should be considered without the presence of the press and public, pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act, 1960, as publicity relating to that (any of those) matter/s may be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for the other special reasons noted in relation to that matter on the agenda.

6. Westmorland & Furness Design Code

To consider a potential response to Westmorland and Furness Council. The Design Code documentation can be found at

<https://consult.westmorlandandfurness.gov.uk/planning-policy-designcode/>

7. 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	2025/1885/TCA
Location Address	Alma House Graham Street Penrith CA11 9LB
Proposal	S211 Notification; Conservation are tree works. - Tree A - Holly Tree; Cutting 6" to 12" off the sides of the tree, up to 2 ft off the top, overall shaping of the tree. Removal of a small number of branches from the underside where they hang over the wall onto the pavement Tree B - Hazel Tree; Trim branches to lift the crown to shoulder height, enabling more light to reach other plants around the tree and to make access easier to manage garden
Response	Support

Application Number	2025/1993/TCA
Location Address	57A Wordsworth Street Penrith CA11 7QY
Proposal	S211 Notification for Conservation Area Tree Works to Small Leaf Lime tree. 50% reduction in canopy.
Response:	Support

Application Number	2025/2055/TCA
Location Address	28 Lowther Street PENRITH CA11 7UW
Proposal	S211 Notification for conservation area tree works. Norway Maple - Prune back up to 2 metres over roadside and neighbouring property. Thinning out of crown by 20% for tree health.
Response	Support

Application Number	2025/2068/ADV
Location Address	Penrith Savoyards Penrith Players Theatre Auctionmart Lane PENRITH CA11 7JG
Proposal	Advertisement Consent for 2no externally illuminated entrance signs.
Proposed Response	Support

Application Number	2025/2086/DISC
Location Address	Land off Cowper Road Gilwilly Industrial Estate Penrith
Proposal	Application for the approval of details reserved by condition 3 (Construction Traffic Management Plan (CTMP)) and 4 (hard and soft landscaping), attached to approval 2024/0483/FPA.
Proposed Response	Support – arboreaculturist has submitted comments which should be taken into account.

8. 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>2025/2108/FPA</u>
Location Address	Unit 1 And 1a Milestone House Business Park PENRITH CA11 9NQ
Proposal	Proposed roof infill between industrial units.

Application Number	<u>2025/2146/HOU</u>
Location Address	Heathfield Croft Terrace Penrith CA11 7RS
Proposal	Proposed garage extension.

Application Number	<u>2025/2079/LBC</u>
Location Address	1 Albert Court Brook Street PENRITH CA11 7XH
Proposal	Listed Building Consent to create an opening in an internal stud wall to increase the size of the bathroom and associated works.

Application Number	<u>2025/2209/PATEL</u>
Location Address	Land at Folly Lane PENRITH CA11 8BW
Proposal	Prior Notification under schedule 2, part 16, class A, for a proposed slim 20m monopole with wraparound cabinet supporting 6no antennas, 2no 0.3m transmission dishes, 3no ground-based equipment cabinets and ancillary equipment and cabling.

Application Number	<u>2025/2128/TCA</u>
Location Address	Briar Cottage Lowther Street PENRITH CA11 7UF
Proposal	S211 Notification, Conservation Area Tree works. Lawson Cypress tree on driveway bordering No61 Lowther St. Tree roots are interfering with drains and creating heave. Trunk is damaging fencing bellowing to No 61. Tree needs to be felled completely. It is creating a hazardous blockage to access long driveway.

Application Number	<u>2025/2105/TCA</u>
Location Address	Applegarth Nicholson Lane PENRITH CA11 7UL
Proposal	S211 Notification, works to trees in conservation area - 1 – Golden Elm Reduce by height and spread by up to 1/3rd. Approximately 1-2 metres in height & spread. Resulting in a finished height of 8-10 metres and a spread of 6-8 metres. 2 – Ornamental Thorn Target prune to create crown separation from, and frame Golden Elm (neighbouring). Reduction in height and spread of circa 1 metre, resulting in a finished height of 3-4 ms and a spread of 2-3 metres. 3 – Pear. Reduce lateral Growth of 2 / 3 lowest branches by approximately 1/3 to suitable growth points to reduce loading. Reduce upper canopy by 30-60cms to re-balance. 4 – Silver Birch. Crown reduce by 2-4 metres in height, resulting in a finished height of 12-15 ms, and thin by approximately 10%. 5 – Leylandii Hedge. Chamfer inside and flatten onto top, merge to follow ground level. Maintaining inside and top edges. 6 – Beech/ Laburnum. Beech topiary and multi stemmed Laburnum – having formed companion shelter. Removal of Laburnum due to poor structure and age. Reduce and re-shape companion Beech to maintain screen and shape. 7 – Beech Topiary. Reduce by approximately 2-4 feet in height, reducing the width to replicate shape / balance – but as a smaller bush.

Application Number	<u>2025/2239/TCA</u>
Location Address	Marlyn Garth Graham Street Penrith CA11 9LG
Proposal	Conservation Area s.211 notification: T1 Magnolia – Fell to ground level - has become dominant. T2 Norwegian Maple – Crown reduce. T3 Acer – Prune back to encourage growth. T4 Swedish Whitebeam – Crown reduce to encourage growth. T5 Magnolia – Fell to ground level. T6 Ginkgo – Fell to ground level.

9. Next Meeting

Note the next meeting is scheduled for 5 January 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

**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

Held on **Monday 3 November 2025**, at 5:30pm, 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 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.

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

3 NOVEMBER 2025

PART I

PL25/67 Apologies For Absence

There were no apologies for absence.

PL25/68 Minutes

Members were asked to authorise the Chair to sign the Minutes of the Meeting of the Planning Committee held on Monday 6 October 2025.

RESOLVED THAT:

The minutes of the meeting held on Monday 6 October 2025 be agreed and they be signed as such.

PL25/69 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.

PL25/70 Public Participation

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

PL25/71 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 was one item to be considered without the press or public as it contained commercially sensitive information.

RESOLVED THAT:

Agenda item 11 (update on Town Projects) be considered in private session without the press and public as the item contained commercially sensitive information.

PL25/72 2026/27 Budget: Process and Proposals

Members noted the report and the update on the budget. Members were asked to send any potential growth items to the Deputy Town Clerk by the end of the week.

PL25/73 Penrith Conservation Area Appraisal and Management Plan (CAAMP): Public Consultation

Members were advised that many of their comments had been taken on board by the Conservation Officer.

RESOLVED THAT:

A response be returned to Westmorland and Furness Council supporting the document in principle.

PL25/74 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	2025/1834/TCA
Location Address	3 Lowther Street Penrith CA11 7UW
Proposal	S211 notification; works to trees in conservation area: T1 Dead rowan tree to remove T2 Holly, prune away from neighbour's property, 1-2 metres T3 Cedar, reduce in height by approx 2 metres T4 Remove dead tree (species unknown) T5 Silver birch remove co-dominant leader G1 Group of trees to crown raise over the footpath, approx 2.5 metres clearance
Response	Support

PL25/75 Planning Applications - Considered

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

Application Number	<u>2025/0913/FPA</u>
Location Address	Cumbria View Redhills Penrith CA11 0DR
Proposal	Replacement of existing dwelling with a two storey office building.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application.	

Application Number	<u>2025/0848/HOU</u>
Location Address	Flat 4 Abbotsford House Wordsworth Street Penrith CA11 7QY
Proposal	Retrospective installation of uPVC double glazed sash framed windows.
RESOLVED THAT a response be returned to Westmorland and Furness Council expressing the Town Council's disappointment that this was a retrospective application but in SUPPORT of the application as it was not felt to detract from the Conservation Area.	

Application Number	<u>2025/1918/HOU</u>
Location Address	Burlish Beacon Edge Penrith CA11 7PE
Proposal	Addition of front, side and rear extensions including conversion of garage to living accommodation.
RESOLVED THAT a response be returned to Westmorland and Furness in SUPPORT of the application.	

Application Number	<u>2025/1967/HOU</u>
Location Address	7 Parklands View Penrith CA11 8TE
Proposal	Replacement of existing detached garage with side extension, replacement of rear sun room with new sun room with raised patio area and creation of a new window opening to right side elevation.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application.	

Application Number	<u>2025/1491/FPA</u>
Location Address	Greengill Farm Greengill Penrith CA11 8SE
Proposal	Additional plant to serve the existing Anaerobic Digester Plant on site, within existing building.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application.	

Members were advised that since the publication of the agenda the following two applications had been determined by Westmorland and Furness Council and approved so no decision was necessary.

Application Number	<u>2025/1903/TCA</u>
Location Address	92a Lowther Street PENRITH CA11 7UW
Proposal	S211 Notification, works to trees in conservation area, comprising; A1 - Silver Birch at rear of property crown reduce by 25% and crown lift to clear house by 3m A2 - Silver Birch at rear of property crown reduce by 25% and crown lift to clear house by 3m B1 - Flowering Cherry - crown reduce by approximately 3m in height and prune for shape B2 - Flowering Cherry - crown reduce by approximately 3m in height and prune for shape

Application Number	<u>2025/1878/TCA</u>
Location Address	8 Arthur Street PENRITH CA11 7TU
Proposal	S211 Notification, works to tree in conservation area, comprising; Hornbeam - crown raise and crown reduction by up to 2meters.

PL25/76 Next Meeting

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

PART II PRIVATE SECTION

Members agreed that there was one item 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 commercially sensitive information.

PL25/77 Update on Town Projects

Members received a verbal update on the progress with Town Projects and meetings held with officers from Westmorland and Furness Council.

RESOLVED THAT:

A meeting be held to consider this as a single item in order to progress formally.

CHAIR:**DATE:**

**FOR INFORMATION FOR ALL
MEMBERS OF THE TOWN COUNCIL**

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