



Penrith Town Council

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

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Minutes of the meeting of the

PLANNING COMMITTEE

Held on **Monday 1 December 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. 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

MONDAY 1 DECEMBER 2025

Prior to the start of the meeting, Members were advised that one late item had been received and which the Chair had prior notification. It was considered to be urgent pursuant to section 100B(4) of the LGA 1972 as it required a decision that could not wait until the next meeting of the Committee. It was agreed to consider it immediately before the applications for consideration.

PART I

PL25/78 Apologies For Absence

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

PL25/79 Minutes

Members were asked to authorise the Chair to sign the Minutes of the Meeting of the Planning Committee held on Monday 3 November 2025.

RESOLVED THAT:

The minutes of the meeting held on Monday 3 November 2025 be agreed and they be signed as such.

PL25/80 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.

PL25/81 Public Participation

Members received a presentation from a developer in relation to an application.

PL25/82 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.

PL25/83 Westmorland & Furness Design Code

Members considered what response they wished to make in relation to the consultation on the proposed Design Code produced by Westmorland and Furness Council.

RESOLVED THAT

1. a response be returned to Westmorland and Furness Council expressing concern about the size of the documents to be considered without an executive summary.
2. comments be passed on relating to the section on shopfronts which, although good on architectural features did not include enough about the advertisement signage which is a real and increasing problem within Penrith; and
3. A document be prepared for the Committee to consider proposals for advertisement signage which could be shared with Westmorland and Furness for their consideration of inclusion into policies for Penrith.
4. A letter be sent to Westmorland and Furness Council stressing the need for timely enforcement for any breaches.

PL25/84 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	2025/1885/TCA
Location Address	Alma House Graham Street Penrith CA11 9LB
Proposal	S211 Notification; Conservation area 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.

The following item was considered as an urgent late item of business pursuant to section 100B(4) of the LGA 1972 as it required a decision that could not wait until the next meeting of the Committee

PL25/85 Planning Consultation 2025/1798/ADV Land off Inglewood Road, Penrith

Members considered this application at their meeting held on 6 October 2025 and had returned a response objecting to the application on the grounds that it was felt that the signage was 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 was felt that a better location for any potential signage would be 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.

Westmorland and Furness Council’s Planning Officer has advised he had worked with the applicants and the following amendments had been made:

- The signs that would have been in the root protection area of the large oak tree have been moved so they won’t affect the tree.
- The illuminated uplighters for the signage on the show homes will be switched off at 8pm
- The large V board signs have been relocated behind the drystone wall.

RESOLVED THAT in the light of the changes made following the Town Council’s original objection, a response be returned to Westmorland and Furness Council in SUPPORT of the amended application.

PL25/86 Planning Applications - Considered

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

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

Application Number	<u>2025/2146/HOU</u>
Location Address	Heathfield Croft Terrace Penrith CA11 7RS
Proposal	Proposed garage extension.
RESOLVED THAT a response be returned to Westmorland and Furness Council OBJECTING to the application on the grounds that the proposed balcony type area on the garage is a potential loss of privacy to the owners of the adjoining property.	
Should Westmorland and Furness Council be minded to approve the application, Penrith Town Council would wish it to be conditioned that the additional accommodation should be tied to the principal property, should not be allowed for overnight accommodation and should not be used for a holiday let to preserve the residential amenity of neighbouring properties.	

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

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.
RESOLVED THAT a response be returned to Westmorland and Furness Council OBJECTING to the application on the following grounds:	
<ol style="list-style-type: none">1. A 20m monopole in this location will be visually obtrusive, causing detrimental harm to the visual amenity of the area. The lampposts referred to in the application are much further along against a high hedge.2. Although the pavement is slightly wider in this location, the cabinets will narrow the pavement and potentially cause obstruction to wheelchair users, pedestrians and parents with pushchairs.	

Councillor Bowen left the meeting at 6.20pm.

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.
RESOLVED THAT a response be returned to Westmorland and Furness Council expressing concern that there was not enough information on which to make an informed response.	

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

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.
RESOLVED THAT a response be returned to Westmorland and Furness Council with the following comments:	
<ol style="list-style-type: none"> 1. No details have been given about the percentage of the proposed crown reductions 2. No justification has been given for the felling of the Magnolias 3. The Arboriculturist should visit the site to provide advice as appropriate. 	

PL25/87 Next Meeting

Members noted that the next meeting was scheduled for Monday 5 January 2026 at 5:15pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

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