



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 12 January 2026**, 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. 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**

12 JANUARY 2026

PART I

PL25/88 Apologies For Absence

Apologies for absence with reasons were received from Councillors D Jayson and Lawson.

PL25/89 Minutes

Members were asked to authorise the Chair to sign the Minutes of the Meeting of the Planning Committee held on Monday 1 December 2025.

RESOLVED THAT:

The minutes of the meeting Monday 1 December 2025 be agreed and they be signed as such.

PL25/90 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.

PL25/91 Public Participation

A member of the public was in attendance to make a presentation in relation to Planning Application No 2025/2415/FPA, 2 Frenchfield Way.

RESOLVED THAT the Planning Application be considered at this point in the agenda to allow the member of the public to leave should they wish to.

A member of the public made a presentation regarding the following application.

Application Number	<u>2025/2415/FPA</u>
Location Address	2 Frenchfield Way PENRITH CA11 8TW
Proposal	Variation of condition 2 (approved plans) for design amendments, attached to approval 2024/2318/FPA.
<p>RESOLVED THAT a response be returned to Westmorland and Furness Council OBJECTING to the variation on the grounds that a large window in a principal room is detrimental to the residential amenity of the bungalow across the road due to issues of overlooking into a bedroom resulting in loss of privacy. A high hedge but with rising ground does not protect the bungalow from over looking. The Town Council believes the application should proceed as originally approved.</p> <p>The Town Council has received concerns that the existing work is not being carried out in accordance with the approved plans which should be investigated and a privacy screen be installed at both ends of the balcony.</p>	

PL25/92 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 13 and 14 be considered in private be considered in private session without the press and public as the items consider draft information for discussion with another organisation and commercially sensitive information.

PL25/93 Resolutions Report

Members noted the report.

PL25/94 Policy for the Placement of Static Speed Indicator Devices (SIDs)

Members considered a proposed draft policy for the placement of SIDs.

RESOLVED THAT:

The Policy be APPROVED and reviewed at the start of every new Council following elections.

PL25/95 Highways Act 1980 Section 119 – Proposed Diversion of Public Footpath No 358008, Kemplay Bank, Penrith

Members considered the report.

RESOLVED THAT:

The proposed diversion be supported.

PL25/96 A66 Northern Trans-Pennine Development Consent Order 2024 (SI 2024 No. 360) – Non Material Change Application

Members considered the report.

RESOLVED THAT:

The non material change be supported but that the Town Council should seek information from Highways England about any impact on their land.

PL25/97 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	2025/2003/LBC
Location Address	26 Cornmarket PENRITH CA11 7HS
Proposal	Listed Building Consent for repair works to external walls, rainwater goods and shopfront, and internal repair works to include damp proofing and plastering.
Response	Support – the application maintains the quality, character and distinctiveness and meets Policy 12 of the Penrith Neighbourhood Development Plan as well as the NPPF and Eden Local Plan

Application Number	2025/2200/HOU
Location Address	6 Huntley Avenue Penrith CA11 8NS
Proposal	Conversion of open garage area to extend existing kitchen, and erection of new front porch.
Response	Support

Application Number	2025/2053/FPA
Location Address	Davidsons Garage Scotland Road Penrith CA11 7NR
Proposal	Retrospective application for the use and siting of a self-service laundrette facility.
Response	Support

Application Number	2025/2263/HOU
Location Address	60 Holme Riggs Avenue PENRITH CA11 8NL
Proposal	Side and rear single storey extension.
Response	Support

Application Number	2025/2262/LBC
Location Address	3 King Street Penrith CA11 7AR
Proposal	Listed Building Consent for internal alterations.
Response	Support for the following reasons: COM2, ENV10 of the current Eden Local Plan 1. The proposal helps to conserve a historic building in the centre of Penrith, improves the appearance and increases its attractiveness as a place to visit by accommodating a thriving nationally recognised Civil Engineering business. This move enables the current business to grow and develop adding to the economic vitality in the town centre and has the potential in a larger premises to increase the number of jobs available. 2. Although currently used as a part time youth facility, the building is unused much of the time and it is felt that alternative provision or facilities could be located nearby.

Application Number	2025/2290/ADV
Location Address	Unit 5 Sedan Building Cavendish Way Penrith CA11 7GS
Proposal	Advertisement Consent for 3no internally illuminated fascia signs, 8no aluminium panel signs, 4no acm panel signs, 2no aluminium letter/arrow signs and 1no totem tenant sign.
COMMENT	All signage replacement is practically like for like except for the main door which they want to do as fully orange
Response	Support

Application Number	2025/2128/TCA
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.
Response	Support

Application Number	2025/1920/DISC
Location Address	Beaver Lodge Maidenhill Penrith CA11 8SH
Proposal	Application for the approval of details reserved by condition 3 (production of a 30 year Habitat Management and Monitoring Plan (HMMP)), attached to approval 2024/1063/FPA.
Response	Support

PL25/98 Planning Applications - Considered

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

Application Number	<u>2025/2392/FPA</u>
Location Address	Land East of Crossfield Farm Bowscar PENRITH CA11 9NQ
Proposal	Erection of a new headquarters building comprising office space and workshops, together with external plant and equipment storage, a new access, parking and turning, and associated infrastructure and operations.
<p>RESOLVED THAT a response be returned to Westmorland and Furness Council as follows: Although it believes that Stoneybeck is the wrong location to be industrialised, previous approved applications mean that precedence has been set. Westmorland and Furness Council have accepted that this location, directly served by the A6 and close to the M6 and Penrith, is an appropriate setting for commercial and industrial development and that the economic benefits outweigh the limited landscape impacts.</p>	

Application Number	<u>2025/2392/FPA</u>
Location Address	Land East of Crossfield Farm Bowscar PENRITH CA11 9NQ
CONTINUED:	
<p>Given this position of the Local Planning Authority, the Town Council supports this local growing company with a national civil engineering reputation and SUPPORTS the application however would wish the Planning Officers to take the following into account should the Local Planning Authority be minded to approve it.</p>	
<ol style="list-style-type: none"> 1. To accord to Policy 2 of the Penrith Neighbourhood Development Plan, as a development over 1,000m² at least 15% of the developments total predicted energy requirements must be from on-site renewable energy generation and storage unless it can be demonstrated to be neither practicable nor viable. 2. For Environmental sustainability, innovative design solutions should be adopted to ensure that the building remains at the forefront of sustainable building design and should include measures such as: <ul style="list-style-type: none"> • Water recycling methods at source, • Sustainable building materials • Recycling of grey and rainwater • Adopting high standards of thermal insulation • Inclusion of features such as PV panels on the roof or ground / air source heat pumps • Inclusion of features such as EV charge points and a bike rack 3. Tree planting along the length of the A6 to mitigate the visual impact. 4. Any lighting should be downward facing, low level and turned off whenever possible to reduce the visual impact. 5. The developers should contribute to safe walking connectivity to the nearest bus stop which is next to the old Stoneybeck Inn and to the provision of safe cycling routes to Penrith and the area as this is a route heavily used by cyclists. 	

Application Number	<u>2025/2346/FPA</u>
Location Address	ForFarmers Haweswater Road Penrith CA11 9EH
Proposal	Erection of an extension.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application but requesting that if Westmorland and Furness Council are minded to approve the application it be conditioned that any additional lighting is low level and downward pointing to reduce light spillage and turned off outside the times of operation.	

Application Number	<u>2025/2069/FPA</u>
Location Address	Plot 7 Cowper Road Gilwilly Industrial Estate Penrith CA11 9BN
Proposal	Retrospective use of site for vehicle recovery service (Sui Generis) and retention of a lean-to structure.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application but seeking to reiterate the conditions set out by the Environment Agency.	

Application Number	2025/2391/FPA
Location Address	Northbank Beacon Street PENRITH CA11 7UA
Proposal	Variation of condition 3 (cladding material) to use horizontal open Larch cladding in place of vertical clay tiles, attached to approval 2024/0752/FPA.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application along with the comment that it was unfortunate that the original proposal for clay tiles of a sympathetic colour that would blend in was no longer possible as it was not felt that horizontal larch cladding was as sympathetic however precedence had been set as similar cladding was already in use nearby.	

Application Number	2025/2447/PACOU
Location Address	White Ox Farm Inglewood Road Penrith
Proposal	Prior Notification under schedule 2, part 3, class Q, for the change of use of an agricultural building to 2no dwellings.
RESOLVED THAT a response be returned to Westmorland and Furness Council stating that should Westmorland and Furness Council be minded to accept the Prior Notification and deem the building of sufficient architectural quality to make it worthy of retention, the following should be conditioned: <ol style="list-style-type: none"> 1. Any new external materials including walls, roofing, doors and windows should match the existing building materials in type, colour and texture to respect the character and appearance of the original agricultural building. 2. All permitted development rights should be removed to prevent extension, roof alterations, dormers, outbuildings etc without obtaining express planning permission to protect the character and prevent any incremental development. 3. An owl and bat survey should be conducted, and biodiversity enhancement measures should be included (including bat boxes, bird boxes, Swift bricks etc) 4. Environmentally sustainable design elements should be incorporated in order to future proof buildings and to accord to Policy 1(3) of the Penrith Neighbourhood Development Plan. 5. Any external lighting should be discreet, downward facing and low level to reduce any light spillage. 	

PL25/99 Next Meeting

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

PART II PRIVATE SECTION

There were two further items in this part of the Agenda.

Members agreed that there were two items in this part of the Agenda to be considered in private. The reason that the items were 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).

PL25/100 Shop Front Advertisement Signage in Penrith Conservation Area

Members considered the report and recommendations contained within.

RESOLVED THAT:

The recommendations on the report be approved but that before sharing the table should have a key and some illustrations should be included for visual reference.

PL25/101 Town Centre Public Realm

Members considered the report and recommendations contained within.

RESOLVED THAT:

Consideration of the report be deferred to the next meeting and that more information be sought.

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