



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 2 February 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 D Jayson	North Ward
Cllr. Shepherd	East 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.

MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE

2 FEBRUARY 2026

PART I

PL25/102 Apologies For Absence

Apologies for absence with reasons were received from Councillor Lawson. The apologies were noted.

PL25/103 Minutes

Members were asked to authorise the Chair to sign the Minutes of the Meeting of the Planning Committee held on 12 January 2026.

RESOLVED THAT:

The minutes of the meeting held 12 January 2026 be agreed and they be signed as such.

PL25/104 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.

PL25/105 Public Participation

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

Councillor Holden joined the meeting.

PL25/106 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 item 10 be considered in private session without the press and public as the item contains commercial information.

PL25/107 Meeting Dates 2026/27

Members considered the proposed meeting dates for 2026/27.

RESOLVED THAT:

a) The following dates be recommended to Council for approval;

1 June 2026

6 July 2026

27 July 2026

7 September 2026

5 October 2026

2 November 2026

7 December 2026

11 January 2027

1 February 2027

1 March 2027

12 April 2027

26 April 2027 (due to May Day on 3 May and local elections on 6 May); and

b) The timings of the meetings be set at Council once the dates had been approved.

PL25/108 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	2025/2332/HOU
Location Address	West View Nicholson Lane Penrith CA11 7UJ
Proposal	Proposed alterations and extension.
Response	Support

Application Number	2025/2405/TCA
Location Address	Upper Rawcroft Arthur Street Penrith CA11 7TU
Proposal	Section 211 Conservation Area tree work notification; T1 Maple - Crown reduce 0.5-1m T2 Conifer - Crown reduce by 30cm T3 Japanese Maple - Crown reduce 0.5m T4 Laurel - Redce to 1m in height
Response	Support

Application Number	2025/2410/TCA
Location Address	Rawcroft Arthur Street Penrith CA11 7TU
Proposal	S211 Notification; Conservation Area tree works: T1 Laurel - reduce height by 2m. T2, T3, T4, T5 Birch x4 - Crown by 1.5-2m
Response	Support

Application Number	2025/2423/TPO
Location Address	Brent House Fell Lane Penrith CA11 8AQ
Proposal	Works to trees subject to Tree Preservation Orders EDC TPO121-G1 TPO121-G1 On land fronting Fell Lane, to the north of the drive to Brent House: Crown raise T1 - Beech, T2 - Horsechestnut, T3 - Sycamore to gain 5m clearance over the road.
Response	Support

Application Number	2025/2449/TCA
Location Address	Fairway Arthur Street PENRITH CA11 7TX
Proposal	S211 notification; works to trees in conservation area - T24 - Large apple to orchard prune / structural prune. H25 - Privet and viburnum next to the shed to remove. (potentially stump grind) T26 - Apple to Espalier against wall T27 - Euonymus to prune to tidy. T28 - Holly to trim to tidy. T29 - Camelia to lightly crown lift over garden, sever ivy at the base of the tree and pull out as much as possible. H30 - Small leafed Viburnum growing on the wall to trip to tidy. H31 - Large Laurel adjacent to the conservatory to fell. H32 - Boston Ivy to trip back to the wall. T33 - Gleditsia perform a crown reshape all around by up to 2m to rebalance. Crown clean and formative prune. H34 - Mahonia to trim over to tidy. H35 - Trim over to tidy the conifer hedge adjacent the pond. H36 - Laurel above the hedge to cut back to boundary. H37 - Conifer hedge to trim to tidy. H38 - Potentilla trim to tidy. H39 - Hazel adjacent the conservatory to cut out. P40 - Yew tree to transplant to the front boundary. H41 - Boundary hedge to trim to tidy.
Response	Support

Application Number	2025/2414/HOU
Location Address	10 Carleton Fields PENRITH CA11 8UQ
Proposal	Single storey rear extension and external alterations to include increasing garage roof pitch to provide additional accommodation.
Response	Support

Application Number	2025/2236/ADV
Location Address	Land at Inglewood Road Penrith
Proposal	Advertisement Consent for 1no V board sign.
Response	Support

PL25/109 Planning Applications - Considered

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

Application Number	<u>2025/1203/FPA</u>
Location Address	Land North of Raiselands Farm PENRITH
Proposal	Residential development and associated infrastructure.
<p>RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application but requesting that the additional comments be taken into account when determining it:</p> <ol style="list-style-type: none">1. Policy PEN2 of the current Eden Local Plan states that the remaining strategic sites in the north and east of Penrith will not be given permission for development until masterplans for those areas have been agreed with the Council. It is believed that this still has not been done – the Town Council has not been consulted.2. Notwithstanding the above, the application meets requirements of the NPPF, PNDP and remaining policies of the ELP and is allocated within the current Local Plan for development.3. It is pleasing that the site affords 30% affordable houses in line with policy and that there are a number of bungalows on the site as requested and to meet the requirements set out in the Housing Needs survey4. Any existing stone walls surrounding the site should be retained as they are characteristic of the local area.5. Although informal community space is provided on site, it is disappointing that some play equipment for younger children is not included.6. It is essential that the trees subject to a TPO are protected throughout the development phase.7. A Construction Management Plan should be submitted to the LPA and approved prior to any development taking place. <p>Penrith Town Council has major concerns about the effect of any new development in Penrith on the physical and social infrastructure of the town. New developments are adding substantial pressure on the road network, educational placements, particularly secondary placements (a report stating that UCC is at or near capacity and that the nearest secondary school with places is Appleby). Substantial pressure is also being added on NHS services who should be consulted going forward on any new major developments.. The Town Council recognises that merely building new facilities doesn't guarantee that they can be staffed. All GP and medical facilities are at the southern end of Penrith and we are informed that there are currently no Dentists either in Penrith or North Cumbria accepting new patients.</p>	

Application Number	2025/2472/FPA
Location Address	The Veterinary Centre Carleton Hill Road PENRITH CA11 8TZ
Proposal	Demolition of existing commercial building and erection of a new-build 75 bed residential care home for the elderly and associated external works.
<p>RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the development in principle but requesting that the additional comments be taken into account when determining it:</p> <ol style="list-style-type: none"> 1. The application site is a brown field site on the edge of Penrith surrounded by residential properties. The building itself is not out of character being built with the same sort of materials and in a similar style to those in the vicinity. Indeed there is a large similar property on the adjoining development. 2. To comply with the Penrith NDP (Policy 1 – Environmentally Sustainable Design) a renewable energy statement should be submitted outlining what will be generated on site, how grey and rainwater will be recycled and the inclusion of EV charging points. 3. In order to reduce any impact on adjoining properties, suitable screening using local native trees and shrubs should be used on the boundary and traditional stone walls retained as they are a feature of the area. 4. PTC consider the parking allocation a problem and it is felt that only one bay allocated to service vehicles is insufficient for a home of this size. 5. There are concerns about highways safety in relation to pedestrians and those potentially using mobility scooters from the site. PTC suggests that if approved it should be a requirement to provide dropped kerbs for a safe route into town. 6. The bottom of Carleton Hill Road floods with foul water due to poor or insufficient drainage so it is imperative that United Utilities consider this carefully and are fully satisfied with the arrangements for foul water drainage. <p>a) A letter be sent by the Chair to the Accessibility Group who are undertaking an audit, requesting that the audit be extended to the estates and new developments.</p>	

Application Number	2026/0079/FPA
Location Address	Unit 3 Sedan Building Cavendish Way PENRITH CA11 7GS
Proposal	Variation of condition 3 (retail restriction), attached to approval 12/0305.
<p>RESOLVED THAT a response be returned to Westmorland and Furness Council in support of the application to vary the condition to read as follows:</p> <ol style="list-style-type: none"> 1. The development hereby approved shall be used only for the sale of bulky comparison goods consisting of building and DIY products; garden products and plants; furniture, carpets, floor coverings and household furnishings; electrical and gas products; vehicle accessories and parts; bicycles and cycle accessories; office supplies, computers and accessories; caravan/tent/camping and boating equipment; and accessories; outdoor pursuit equipment and accessories; outdoor clothing and footwear (up to a maximum of 490 square metres); pets and pet products and any other goods which are ancillary and related to the main range of goods permitted. 2. As this is a current business trading within Penrith, the variation should be permitted only for the business applying and not for any future occupants of the site who would need to reapply in order to protect the businesses within the town centre. 	

Application Number	<u>2025/2384/FPA</u>
Location Address	Land opposite Kitchen Gardens PENRITH CA11 9GS
Proposal	Change of use of agricultural land to residential garden.
RESOLVED THAT a response be returned to Westmorland and Furness Council in SUPPORT of the application.	

Application Number	<u>2026/0153/DISC</u>
Location Address	Beaconside C of E Primary School Hutton Hill Penrith CA11 8EN
Proposal	Application for the approval of details reserved by conditions 8 (sustainable surface water and foul water drainage schemes) and 9 (sustainable drainage management and maintenance plan), attached to approval 2024/2356/FPA.
RESOLVED THAT a response be returned to Westmorland and Furness Council in support of the application.	

PL25/110 Next Meeting

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

PART II PRIVATE SECTION

There was one further item in this part of the Agenda

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 the Financial or business affairs of any particular person (including the authority holding that information).

PL25/111 Town Centre Public Realm

Members considered the report and

RESOLVED THAT:

The contract for the work to be undertaken be awarded to Company 2 Manning Elliott.

Councillor Shepherd requested that his vote against the proposal be recorded.

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