



# Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR  
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**DRAFT** Minutes of the meeting of the

## **PLANNING COMMITTEE**

Held on **Monday 2 March 2026**, 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 B Jayson	West Ward
Cllr D Jayson	North Ward
Cllr. Shepherd	East Ward

Deputy Town Clerk  
Economic Development Officer  
Legal 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**

**MONDAY 2 MARCH 2026**

**PART I**

**PL25/112 Apologies For Absence**

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

**PL25/113 Minutes**

Members were asked to authorise the Chair to sign the Minutes of the Meeting of the Planning Committee held on Monday 2 February 2026.

**RESOLVED THAT:**

The minutes of the meeting held on Monday 2 March 2026 be agreed and they be signed as such.

**PL25/114 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.

All Members declared that they knew the applicant for planning application 2026/0188/LBC but it would have no bearing on their discussion or decision.

**PL25/115 Public Participation**

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

**PL25/116 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 two agenda items to be considered without the press or public.

**RESOLVED THAT:**

Agenda items 12 and 13 be considered in private session without the press and public as the work in progress includes commercially sensitive information.

**PL25/117 Variation of Speed Limit – Carleton Avenue, Penrith**

Members considered the proposed introduction of a 30mph speed limit on the A686, Carleton Avenue, Penrith. This is something that the Town Council has requested for some time due to the growing number of developments in Carleton.

**RESOLVED THAT:**

The proposal be SUPPORTED.

**PL25/118 Inglewood Woodland Management Plan**

Members noted that only areas 35 to part of 40 plus part of 43 were within the parish boundary.

**RESOLVED THAT:**

A response NOTING the work to be undertaken be returned together with a request that no clear felling of any of the areas be undertaken.

**PL25/119 High Street Rental Auctions**

Members considered the report and recommendations contained within.

**RESOLVED THAT:**

A letter of response be sent by the Chair of the Planning Committee to the consultation based on the comments made at the meeting.

**PL25/120 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	2026/0053/TCA
Location Address	Low Outwood Arthur Street Penrith CA11 7TX
Proposal	S211 Conservation Area tree works notification: 1 - Prune overgrown Laurel hedge to height of other Laurel hedge. 2 - Fell Cherry and replace with Oak tree.
Response	Support

Application Number	2025/2078/DISC
Location Address	Greengill Foot Inglewood Road Bowscar PENRITH CA11 8RP
Proposal	Application for the approval of details reserved by condition 3 (production of a 10 year Habitat Management and Monitoring Plan (HMMP)), attached to approval 2024/1002/FPA.
Response	Support

Application Number	2026/0003/TCA
Location Address	Northbank Beacon Street Penrith CA11 7UA
Proposal	S211 Conservation Area tree works notification: for 1 - Remove Conifer hedge at the rear to allow for a new fence to be installed and remove single Conifer near the garage. 2 - Trim overhanging side of Conifer at the rear of the property. 3 - Removing Conifer hedge to left of the front garden to allow for a new fence and removing the 3 small suppressed Conifers in the front garden by the Beech hedge to allow the Beech hedge to fill out. 4 - Prune Holly away from the BT wires. 5 - Reduce the Apple in the front garden by as much as possible to bring the crown back into a better shape and a useful size for fruit harvest. 6 - Trim the Conifer in the front garden.
Response	Support but would like to request some replanting of native shrubs to help biodiversity

Application Number	2026/0027/TCA
Location Address	West View Nicholson Lane PENRITH CA11 7UJ
Proposal	S211 Conservation Area tree works notification: 1 - Fell Flowering Cherry as is overshadowed by a mature fir, and as a result is stunted and unattractive. Mature and growing trees will remain to either side so no replanting is proposed. 2 - Fell Fir tree as topping appears to have taken place in the past, resulting in two weak co-dominant stems and the majority of growth taking place to the sides. 3 - Fell three Cypress Trees as each have been savagely topped in recent years, making them unsightly and growth now only takes place around their bases. 4 - Fell clump of Lime trees in order to provide better clearance to the property as their location means that both stem growth and root structure disrupts the adjacent garden wall and reduces light to the house, and propose to plant a shrub that is more suitable for that location.
Response	Support

Application Number	2026/0196/HOU
Location Address	33 Cypress Way Penrith CA11 8UN
Proposal	Two storey rear extension to existing dwelling.
Response	Support

Application Number	2026/0231/FPA
Location Address	Land behind Fellside Nicholson Lane Penrith CA11 7UL
Proposal	Variation of condition 2 (approved plans) for design amendments, attached to approval 16/0294.
Response	Suggest that we say we are unable to comment at this time as the original plans as approved are no longer available to see on line

Application Number	2026/0240/HOU
Location Address	Heathfield Croft Terrace PENRITH CA11 7RS
Proposal	Proposed alterations to garage.
Response	Support – application much reduced in size and acceptable to conservation officer.

Application Number	2026/0219/DISC
Location Address	Land at Carleton Road Penrith
Proposal	Application for the approval of details reserved by condition 15 (acoustic fencing), attached to approval 19/0840.
Response	Support

### **PL25/121 Planning Applications - Considered**

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

Application Number	<b><u>2026/0202/FPA</u></b>
Location Address	Former BBC Club West Lane PENRITH CA11 7DL
Proposal	Erection of fitness, therapeutic and office building class E(d)(f)(g).
<p><b>RESOLVED THAT</b> a response be returned to Westmorland and Furness Council in SUPPORT of the application along with the following comments:</p> <ol style="list-style-type: none"> <li>1. To accord to the PNDP the building should be sustainable to promote transition to a low carbon economy. This should include the requirement for PV panels, an EV charging point, water recycling at source, recycling of grey and rainwater and the use of sustainable building materials.</li> </ol>	

Application Number	<b><u>2026/0259/FPA</u></b>
Location Address	19 Brunswick Square PENRITH CA11 7LR
Proposal	Change of use of hostel (Sui Generis) to a residential care home (class C3b) for up to 4 individuals who require varying low levels of support.
<p><b>RESOLVED THAT</b> a response be returned to Westmorland and Furness Council in SUPPORT of the application.</p>	

Application Number	<b><u>2026/0191/FPA</u></b>
Location Address	Mereside Greenbank Road Eden Business Park PENRITH
Proposal	Proposed commercial units.
<p><b>RESOLVED THAT</b> a response be returned to Westmorland and Furness Council in SUPPORT of the application with the following comments:</p> <ol style="list-style-type: none"> <li>1. It is disappointing that no planning statement or design and access statement has been submitted as there is nothing to show that the development is an environmentally sustainable design.</li> <li>2. To accord to the PNDP there should be adoption of water recycling at source, the use of sustainable building materials, recycling of grey and rainwater, high standards of insulation and EV charging panels and points.</li> </ol>	

Application Number	<b><u>2026/0191/FPA</u></b> - Continued
Location Address	Mereside Greenbank Road Eden Business Park PENRITH
Proposal	Proposed commercial units.
<p>3. The Town Council wishes to reiterate the comments made by United Utilities and the Environment Agency regarding drainage.</p> <p>4. The developer should be encouraged to have a travel to work plan encouraging sustainable travel methods to the workforce to support the adopted LCWIP.</p> <p>5. The Public Right of Way alongside the site should be maintained throughout the construction period.</p> <p>6. Any additional parking should be on a permeable surface to prevent water runoff.</p>	

Application Number	<b><u>2026/0239/LBC</u></b>
Location Address	The Cottage Great Dockray Penrith CA11 7DE
Proposal	Listed Building Consent to enable change of use of buildings previously used for storage to form 2no dwellings. Works comprise renovation and repair of fire damaged front section, and internal and external repairs and alterations including replacement roof coverings, windows and doors.
<p><b>RESOLVED THAT</b> a response be returned to Westmorland and Furness Council in SUPPORT of the application which will enhance the surrounding area with the following comments:</p> <p>1. It should be conditioned that the re-roofing should be completed using either Westmorland or Welsh Slate to match the buildings in the surrounding Penrith Conservation Area.</p> <p>2. The Nevinson Yard name plate should be left in situ and gently cleaned to ensure that Penrith's history is retained.</p>	

Application Number	<b><u>2026/0256/HOU</u></b>
Location Address	14 Croft Terrace PENRITH CA11 7RR
Proposal	Demolition of existing rear extension, side extension and garage; erection of new rear extension, side extension, garage and front porch.
<p><b>RESOLVED THAT</b> a response be returned TO Westmorland and Furness Council in SUPPORT of the application with the following comment:</p> <p>1. Concern has been expressed that the drainage on the new garage will be by one down pipe rather than two as at present. During the construction phase Building Regs should consider whether this affects the neighbouring property during periods of rain as the water runoff is being channelled in a single direction rather than spread over two.</p>	

Application Number	<b><u>2026/0230/FPA</u></b>
Location Address	Land between Inglewood Road and Centurion Rise Penrith CA11 8QW
Proposal	Creation of temporary parking area.
<p><b>RESOLVED THAT</b> a response be returned to Westmorland and Furness Council in SUPPORT of the application but requesting that it be conditioned that the land be returned to its original state by the end of 2030 or when all the houses on the development are sold – whichever is the sooner.</p>	

Application Number	<b><u>2026/0253/FPA</u></b>
Location Address	1-2 Little Dockray Penrith CA11 7LH
Proposal	Replacement of existing single glazed timber windows with double glazed timber windows, application of lime render to exterior, replacement of entrance door and surround and replacement of rainwater goods.
<p><b>RESOLVED THAT</b> a response be returned to Westmorland and Furness Council OBJECTING to the application on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The building stands on an important junction within the Penrith Conservation Area and is highly visible from Castlegate and Market Square.</li> <li>2. Paragraph 197 of the NPPF states that there should be clear and convincing justification for a proposal, this justification has not been outlined in the application.</li> <li>3. This proposal will permanently alter a prominent building where the overwhelming majority of the buildings in the location are in the distinctive sandstone of Penrith. The public benefit does not outweigh the harm caused by the loss of the predominant material.</li> <li>4. The application goes against Policy ENV10 of the Eden Local Plan and Policy 4a of the Penrith Neighbourhood Development Plan as it does not enhance or protect a significant heritage asset or its setting.</li> <li>5. Creating a large block of white building in this location would create an overwhelming cumulative effect and visual anomaly within a sandstone dominated street scene. It would thereby significantly and adversely change the character of the location in the Conservation Area</li> <li>6. The proposed door is totally out of character with the surrounding area</li> </ol>	

Application Number	<b><u>2026/0302/DISC</u></b>
Location Address	Land at Carleton Road PENRITH CA11 8TP
Proposal	Application for the approval of details reserved by condition 19 (junction improvements), attached to approval 19/0840.
<p><b>RESOLVED THAT</b> a response be returned to Westmorland and Furness Council in SUPPORT of the application with a request that, if not already included, dropped kerbs should be utilised at the crossing points.</p>	

Application Number	<b><u>2026/0188/LBC</u></b>
Location Address	7 Wordsworth Terrace Drovers Lane PENRITH CA11 7QT
Proposal	Listed Building Consent for replacement of single glazed timber sash windows with double glazed timber sash windows.
<p><b>RESOLVED THAT</b> a response be returned to Westmorland and Furness Council in SUPPORT of the application.</p>	

Application Number	<b><u>2026/0355/TCA</u></b>
Location Address	8 New Buildings Foster Street Penrith CA11 7NU
Proposal	S211 Conservation Area tree works notification: T1 Leylandii - to be felled, as the tree has become too big for its location and proposes a risk to neighbouring properties.
<p><b>RESOLVED THAT</b> a response be returned to Westmorland and Furness Council in SUPPORT of the application with a request that it be conditioned that the applicant replant a native tree or shrub to help biodiversity and carbon capture.</p>	

### **PL25/122 Next Meeting**

Members noted that the next meeting was scheduled for Monday 13 April 2026 at 5:15pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

Members were also reminded that there would be a presentation by an Enforcement Officer from Westmorland and Furness Council in the Boardroom at 5.15pm on Monday 9 March 2026.

### **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 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).

#### **PL25/123 Update on Public Realm**

Members received a verbal update on the work being undertaken to develop proposals and were advised that any proposals would come back to the committee for consideration.

#### **PL25/124 Update on Interpretation and Signage**

Members received a verbal update on the work being undertaken to progress the project being funded by the Borderlands Growth Deal.

#### **RESOLVED THAT:**

1. Officers be given delegated authority to proof and agree the final content.
2. The specification of the signs regarding mapping and final format be as discussed.

**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](mailto:office@penrithtowncouncil.gov.uk)