



# 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 13 April 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
Cllr S Davies	West Ward

Legal and Planning Clerk  
Community Services Manager

# **DRAFT MINUTES FOR THE MEETING OF THE**

## **PLANNING COMMITTEE**

**MONDAY 13 APRIL 2026**

### **PART I**

#### **PL25/125 Apologies For Absence**

Apologies for absence received from Councillor Lawson.

#### **PL25/126 Minutes**

Members were asked to authorise the Chair to sign the Minutes of the previous meeting of the Planning Committee held on Monday 2 March 2026.

#### **RESOLVED THAT:**

The Chair sign, as a correct record, the minutes of the meeting of held on 2 March 2026.

#### **PL25/127 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. None received.

#### **PL25/128 Public Participation**

Members noted that there were no questions nor representations that had been received from members of the public prior to the meeting.

#### **PL25/129 EXCLUDED ITEM: Public Bodies (Admissions To Meetings) Act 1960**

Members noted there were no 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 agenda items to be considered without the press or public.

#### **PL25/130 Resolutions report**

Members noted the report.

#### **PL25/131 Penrith Conservation Area - Amended boundary**

Members noted the boundary amendment.

**PL25/132 Premises with High Fire Risk (Vape Shop Focus)**

Members considered the report and the recommendations contained within.

**RESOLVED THAT:**

Delegated Authority is provided to the Chair and appropriate officer to prepare a letter to send to the Local Planning Authority and MP lobbying for the introduction of planning controls for high fire-risk retail uses (with a vape shop focus), as appended.

**PL25/133 Tree Preservation Order No 17, 2025 4-6 Winters Park**

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 confirming the Council's support of the TPO.

**PL25/134 Public Realm**

Members received the report.

**RESOLVED THAT:**

A request is made to Full Council to make the proposed transfer for 26-27 to fund the project.

**PL25/135 Wayfinding & Interpretation Report**

Members considered the report and recommendations contained within. Members noted the Penrith Wayfinding & Interpretation project update. The Community Services Manager informed the meeting that the report erroneously referred to Councillor Jayson as a member of the Borderlands Town Team and this should instead refer to Councillor Holden.

**RESOLVED THAT:**

- i. Cllrs. Shepherd & D. Jayson join the Wayfinding Project Working Group.
- ii. The terms of reference for the Wayfinding Project Working Group be agreed.

## PL25/136 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	2026/0211/REG77
Location Address	White Ox Farm Inglewood Road Penrith
Proposal	Regulation 77 application for the change of use of an agricultural building to 2no dwellings.
Response	Support provided NN requirements are met.
Notes	The application was approved on 27 March 2026

Application Number	2026/0397/FPA
Location Address	Land off Greenbank Road Eden Business Park Penrith CA11 9FB
Proposal	Construction of commercial buildings for use classes B2, B8 and E(g).
Comment	The development is on land allocated for employment in the ELP.
Response	Support but specify that to meet the requirements of Policy 2 of the Penrith NDP, developers of commercial proposals above a threshold of 1000 sqm shall provide at least 15% of the developments total predicted energy requirements from on-site renewable energy generation and storage unless it can be clearly demonstrated that it is neither practicable or viable. In order to improve highways safety on this part of the estate where the roads get narrower and more winding, Highways should look at the provision of double yellow lines around the junctions to stop parking and increase road safety.

Application Number	2026/0482/FPA
Location Address	2 Forest Hill Road Bowscar Penrith CA11 8RS
Proposal	Variation of condition 2 (approved plans) for amendments to the rear fenestration, attached to approval 22/0766.
Proposed Response	Support

Application Number	2026/0490/NMA
Location Address	Land at Sandcroft Penrith
Proposal	Non Material Amendment for amendments to Plot 1, attached to approval 94/0384.
Proposed Response	There is an extant planning permission for 8 units on this site already – this is for an amendment to the drawings for Plot 1. Support

## PL25/136 Planning Applications - Delegated Responses continued

Application Number	2026/0537/TCA
Location Address	West View Nicholson Lane Penrith CA11 7UJ
Proposal	S211 Conservation Area tree works notification: Prune Flowering Cherry tree to raise the canopy over the road to the legal 5.2m.
Proposed Response	Support

Application Number	2026/0022/FPA
Location Address	29 Sandgate PENRITH CA11 7TJ
Proposal	Proposed change of use of physiotherapy clinic to a dwelling.
Proposed Response	Support

## PL25/136 Planning Applications - Considered

Members noted the high number of applications for review and the Planning Clerk confirmed that she will review the powers of delegation and submit a proposal, if appropriate, at the next Planning Committee meeting.

Application Number	<b><u>2026/0349/FPA</u></b>
Location Address	Land at White Ox Farm Penrith
Proposal	Residential development of 53 dwellings and associated works.
Response	<p>The Council supports the principal of development but objects for the following reasons:</p> <ol style="list-style-type: none"><li>1. Although informal open space is provided on site, it is disappointing that some play equipment for younger children is not included.</li><li>2. A Construction Management Plan should be submitted to the LPA and approved prior to any development taking place.</li><li>3. The application notes that, in accordance with national requirements, the site will deliver a biodiversity net gain of at least 10% - details of this will be provided through the Biodiversity Gain Plan, after permission has been granted. Further details should be provided to evidence this before permission is granted.</li><li>4. 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. 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.</li><li>5. There are insufficient 2-3 bed properties, a better mix of properties is required to meet local needs, and the affordable housing is located in on area and should be interspersed throughout the development.</li></ol>

## PL25/136 Planning Applications – Considered continued

<b>Application Number</b>	<b>2026/0349/FPA</b>
<b>Location Address</b>	<b>Land at White Ox Farm Penrith continued</b>
	6. Transport options have not been considered in sufficient depth which will restrict use of public transport by residents of the development.
	7. The smallest bedrooms in the affordable units is undersized so those units are unacceptable.
	8. There are no proposals for solar panels or other renewable energy sources.

Application Number	<b><u>2026/0330/FPA</u></b>
Location Address	White Ox Farm Inglewood Road Penrith
Proposal	Demolition of redundant agricultural building and erection of two dwellings and change of use of an agricultural building to a dwelling.
Response	Object. The folly and barn are buildings of historic value and should not be demolished or converted. The application contravenes Policy Env 10 of Eden Local Plan.

Application Number	<b><u>2026/0526/HOU</u></b>
Location Address	2 Beacon Edge PENRITH CA11 7SE
Proposal	Demolition of existing rear single storey extension, erection of new single storey extension together with new dormer to rear elevation and installation of new rooflight to front elevation.
Response	Object. Although the Council recognises the value of replacing the extension, the dormer window is out of keeping with the conservation area and the character of the area. Councillor Davies abstaining.

Application Number	<b><u>2026/0576/HOU</u></b>
Location Address	57 Clifford Road PENRITH CA11 8PT
Proposal	Renovation and extension of existing dwelling with 2 storey rear extension and new dormer windows to front. Alterations to improve off street parking.
Response	Support but if there is an issue of overlooking then frosted windows should be requested where they overlook the adjoining property. Councillor Bowen abstaining.

## PL25/136 Planning Applications – Considered continued

Application Number	<b><u>2026/0623/FPA</u></b>
Location Address	Ullswater Community College Wetheriggs Lane PENRITH CA11 8NG
Proposal	Formation of a new rugby pitch including associated land re-grading, retaining wall, boundary treatments and associated works.
Response	Support. If floodlights or other lighting is proposed then appropriate conditions should be applied relating to brightness/direction and hours of operation.

Application Number	<b><u>2026/0567/TPO</u></b>
Location Address	Brent House Fell Lane PENRITH CA11 8AQ
Proposal	Works to trees subject to Tree Preservation Order 78. T1 and T2 Lawson's Cypress - Fell. T3 Cedar - Reduction of overextending limbs by approx 2m and up to 1m crown reduction of top canopy of tree to improve form.
Response	Support, but with replacement of felled trees with planting of native trees or shrubs.

Application Number	<b><u>2026/0603/TCA</u></b>
Location Address	Foxton House Lowther Street PENRITH CA11 7UW
Proposal	S211 Notification; Conservation Area tree works: T1. Fagus Sylvatica (Beech) - Lift lowest branches 4.5 meters and about 5.2 meters over the road and reduce the crown. T2. Taxus bacata (yew) - Reduce longest lower part of the crown about one meter and some small thinning work and minor lift over the footpath.
Response	Support

Application Number	<b><u>2026/0570/DISC</u></b>
Location Address	Land off Cowper Road Gilwilly Industrial Estate PENRITH
Proposal	Application for the approval of details reserved by conditions 8 (lighting), 13 (cycle storage), 14 (electric vehicle (EV) charging) and 15 (solar panels), attached to approval 2024/0483/FPA.
Response	Support.

## PL25/136 Planning Applications – Considered continued

Application Number	<b><u>2026/0633/NMA</u></b>
Location Address	Crossfield Farm Bowscar PENRITH CA11 9NQ
Proposal	Non Material Amendment to reposition the northern boundary fence and to amend the position of the eastern boundary fence to exclude an area of land used in association with the adjoining weighbridge, attached to approval 2025/0569/FPA (Change of use of agricultural land to create haulage yard and associated workshop/office, parking and vehicle wash area).
Response	Support. Councillor Bowen abstaining.

Application Number	<b><u>2026/0568/HOU</u></b>
Location Address	35 Wordsworth Street PENRITH CA11 7QY
Proposal	Vertical extension of existing garage with replacement of flat roof with new pitched roof and roller doors to facilitate larger vehicle storage.
Response	Support.

Application Number	<b><u>2026/0614/TPO</u></b>
Location Address	Raiselands Farm PENRITH
Proposal	Works to trees subject to Tree Preservation Order WFC/TPO6: Works along highway comprising of removal of leaning trees, snapped/hanging/defective branches and crown raising to 5.2-meters. Works within woodland comprising of selective thinning of natural regeneration. Works along the southwest boundary of woodland comprising of crown raising to 5.2 metres where required. Removal of all trees marked with orange spray dots.
Response	Object. There is insufficient information on the number, type and exact location of trees to be felled in order to support the application. Full details should be provided of each tree to be felled including type and location before the application can be considered.

Application Number	<b><u>2026/0625/TCA</u></b>
Location Address	Lonsdale Villa Fell Lane PENRITH CA11 8AA
Proposal	S211 Conservation Area tree works notification: For removal of three Fir trees along rear boundary.
Response	No comment, there is insufficient information within the application to make a decision. Councillor D. Jayson objecting.

## PL25/136 Planning Applications – Considered continued

Application Number	<b><u>2026/0637/TCA</u></b>
Location Address	Melville House Wordsworth Street PENRITH CA11 7QY
Proposal	S211 Conservation Area tree works notification: T1 Holly - Removal of two roadside stems, this has been requested by Westmorland Council due to this Holly obstructing the light from the lamppost. Also reduce height of the garden side stem by approx. 2-3m. T2 Yew - Prune branches back approx. 1m to prevent it from overhanging the road below the 5.2m limit, raise canopy on garden side and reduce height by approx. 2m. T3 Holly – Raise canopy on garden side and reduce height by approx. 2m. T4 Yew - Prune back branches approx. 1m to prevent it from overhanging

	the road below the 5.2m limit and raise canopy on the garden side. T5 Cypress - Raise canopy on the garden side. T6 Holly - Remove limb pressing against the fence on the roadside and remove branches growing over the road. T7 Yew - Prune back branches approx. 1m to prevent them overhanging the road and reduce height by approx. 2m. T8 Holly - Remove the entire stem that provides the branches overhanging the road and reduce height by approx. 2m. T9 Portuguese Laurel - Remove dead and dying branches beneath the canopy with live growth.
Response	Support.

Application Number	<b><u>2026/0654/HOU</u></b>
Location Address	58 Croft Avenue PENRITH CA11 7RL
Proposal	Proposed two storey side extension, single storey rear extension and alterations.
Response	Support.

Note: Councillor Davies left the meeting at 18:49.

Application Number	<b><u>2026/0597/TCA</u></b>
Location Address	2 Scotland Road Penrith CA11 7NL
Proposal	S211 Conservation Area tree works notification: To fell 2x Hawthorn trees.
Response	Support. Councillor Shepherd abstained.

**PL25/136 Planning Applications – Considered continued**

Application Number	<b><u>2026/0651/TCA</u></b>
Location Address	Hill House Fell Lane PENRITH CA11 8BJ
Proposal	S211 Conservation Area tree works notification: T1 Conifer - Fell and treat stump to prevent regrowth. The tree will be replaced by partial extension of the existing established Beech hedge. T2 Silver Birch - Remove large lower limb on the south side and crown thin by approx. 25% to reduce canopy density while retaining natural shape and overall size. T3 Sycamore - Fell and treat stump to prevent regrowth. T4 Holly - Crown lift by approximately 1.5 metres to remove lower branches. Selective crown thinning and formative pruning to reduce excessive internal density and restore a balanced, natural crown form.
Response	Support.

Application Number	<b><u>2026/0618/ADV</u></b>
Location Address	30 Middlegate PENRITH CA11 7SY
Proposal	Advertisement Consent for 1no non-illuminated fascia sign, 1no non-illuminated projecting sign, 1no nonilluminated barbers' pole and 1no non-illuminated hoarding sign.
Response	Object. The signage is not in keeping with the character and appearance of the conservation area and is out of scale.

Application Number	<b><u>2026/0642/HOU</u></b>
Location Address	39 Croft Avenue PENRITH CA11 7RG
Proposal	Single storey, rear extension.
Response	Support.

Application Number	<b><u>2026/0653/HOU</u></b>
Location Address	40 Milner Mount PENRITH CA11 8EZ
Proposal	Addition of a single storey front and side extension and a single storey rear extension.
Response	The extension will extend in front of the property. The application would be dealt with by the Planning Clerk by delegation.

### **PL25/137 Next Meeting**

Members noted that the next meeting was scheduled for Monday 11 May 2026 at 5:15pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

### **PART II PRIVATE SECTION**

There were no items in this part of the Agenda.

**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)



# Penrith Town Council

**PL25/132**

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Tel: 01768 899 773 Email: [office@penrithtowncouncil.gov.uk](mailto:office@penrithtowncouncil.gov.uk)

Markus Campbell-Savours MP  
House of Commons  
Westminster  
LONDON

Dear Mr Campbell-Savours

## **Premises with a High Fire Risk (Vape Shops)**

Penrith Town Council has been concerned about the proliferation of vape shops within the community for some time due to the effect on public health and the fire risks posed by retail premises in a town centre which poses a fire risk as evidenced by the large fire in Glasgow. Should such a fire occur within the centre of Penrith it would decimate the old buildings in the town centre and conservation area, many of which are listed.

## **National Reform**

The Town Council would like to request that you raise this issue with the Secretary of State for Levelling Up, Housing and Communities to advocate a change to national reform of planning policies to introduce a distinct planning class use or Sui Generis category for high fire risk category uses and integration of fire risk considerations into planning policy and decision making.

## **Local Authority Actions**

Pending national reform the Town Council would like to request that the Local Planning Authority:

1. Introduces an Article 4 direction for Penrith (as it has in other towns in the authority area) removing permitted development rights for change to vape shops.
2. Develops local plan policies in the new Local Plan to look at limiting clustering or over proliferation and require consideration of fire-risk in decision making.

3. Adopt a Supplementary Planning Document (SPD) to address storage risks, proximity to residential uses, town centre balance and retail diversity and amenity and safety protections.

## **Background**

We believe that such reform would align with the National Planning Policy Framework's objectives of sustainable, safe and balanced development while empowering local authorities like Westmorland and Furness Council to better manage emerging risks on the high street.

The following points are made to back up our request.

1. Vape Shops currently fall within Class E Retail of the Use Classes Order 1987 (as amended) and are treated identically to low-risk retail (eg clothing shops) despite;
  - storage and charging of lithium-ion batteries,
  - increased risk of fire and explosion which would significantly impact the town centre, listed buildings and conservation area,
  - potential impacts in mixed-use buildings (commercial and residential)

This creates a real mismatch between land use classification and real-world risk.

2. Lithium-ion battery risks are well documented and include:
  - Thermal runaway leading to fires and explosions.
  - Increased hazards in confined retail spaces, and more so when buildings have residential accommodation above and in conservation areas with limited fire separation.

Despite this fire risk is primarily addresses through building regulation and fire safety law as the land use system does not currently reflect these risks.

3. An unregulated proliferation of vape shops can undermine retail diversity and vitality within a town centre affecting the economic growth and conflicting with objectives to be a 'successful, vibrant market town, providing a sustainable environment for quality of life, attracting investment and tourism.
4. The planning system already recognises the need to differentiate certain uses due to impact ie hot food takeaways (Sui Generis), betting shops and gambling uses and public houses and drinking establishments. These demonstrate that targeted regulation is appropriate where specific impacts arise.
5. Public representation has been received expressing concerns about the growth in this area relating to public safety and healthy and inclusive communities which is one of the strands of the NPPF.

Yours sincerely

Scott Jackson, Chair of Planning Committee

Penrith Town Council