



Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR
Tel: 01768 899 773 Email: office@penrithtowncouncil.gov.uk

DATE: 27 May 2026

NOTICE OF MEETING

MEMBERS OF THE PLANNING COMMITTEE

Cllr. Bowen, Cllr. Davies, Cllr. Holden, Cllr. Jackson, Cllr. B. Jayson
Cllr. D. Jayson, Cllr. Lawson, Cllr. Shepherd

You are hereby summoned to attend the following meeting:

Meeting: Planning Committee

Date: Monday 1 June 2026 at 17:15 to 19:15

Place: Unit 2, 19-24 Friargate, Penrith, Cumbria, CA11 7XR

Please inform the Clerk to the meeting if you are unable to attend.

A handwritten signature in black ink, appearing to read 'V. Tunnadine'.

Mrs V. Tunnadine, Town Clerk

Members of the public are welcome to attend. Details about how to attend the meeting remotely and how to comment on an agenda item are available on the Town Council Website.

Please note that this meeting may be filmed for live or subsequent broadcast via the internet or social media. The Town Council does not record or live stream meetings. Penrith Town Council fully supports the principle of openness and transparency and has no objection to filming and reporting at its Full Council and Committee meetings that are open to the public. Filming will only commence at the beginning of a meeting when the Chair opens the meeting with apologies and will finish when the meeting is closed or when the public may be excluded from an exempt item. The Chair has the power to control public recording and/or reporting to ensure it does not disrupt the meeting. Recording must be visible to anyone at the meeting and must not be edited and published in such a way as to impact upon the accuracy of the recording. You may not make an oral commentary during the meeting. You are asked to act reasonably, for example not to disrupt the meeting by using intrusive lighting and using flash photography. Please be mindful that members of the public may attend the meeting and may not consent to being recorded.

AGENDA

PLANNING COMMITTEE 1 JUNE 2026

1. Appointment of Vice-Chair

To appoint a Vice Chair of the Planning Committee for the 2026-27 municipal year.

2. Apologies

Receive Apologies for Absence.

3. Declarations of Interest

Members to declare any interests, including disclosable pecuniary interests they may have in agenda items that accord with the requirements of the Council's Code of Conduct and to consider any prior requests from members for dispensations that accord with Localism Act 2011 s33(b-e) (NB this does not preclude any later declarations).

4. Minutes

Approve and sign as a correct record the minutes of the previous Planning Committee meeting held on 11 May 2026.

5. Public Participation

Receive questions or representations from members of the public. A period of up to 15 minutes for members of the public to ask questions or submit comments.

6. Excluded Item: Public Bodies (Admissions to Meetings) Act 1960 Determine whether any items should be considered in detail, without the presence of the press and public, pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act, 1960, as publicity relating to that (any of those) matter/s may be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for the other special reasons noted in relation to that matter on the agenda.

7. Resolutions Report

Note the report.

8. Work Plan

Note the report: Not required this month as start of new year.

9. Planning Process and Issues

a) Adoption of Westmorland and Furness Design Code Supplementary Planning Document (SPD)

Note the statement given by Westmorland and Furness Council regarding the adoption of the Westmorland and Furness Design Code SPD on 7 May 2026:

“As a supplementary planning document, the SPD forms a material consideration in determining planning applications (within the Westmorland and Furness Local Planning Authority area).

The role and purpose of the SPD is to provide clear guidance for new development to adhere to, including responding appropriately to local context, taking account of local identity, sustainability (climate and nature factors), building form and movement within and to new development.

Adoption follows a public consultation on the draft SPD which ran between 3rd November to 14th December 2025. The document was also considered by the Council’s Cabinet on 21st April 2026.

The adopted Design Code SPD and accompanying checklists, Consultation Statement including the schedule of changes and the Adoption Statement, along with accompanying associated documents are available to view on the Council’s website at: www.westmorlandandfurness.gov.uk/planning-and-building-control/planning/planning-policy/design-code”

10.Submission of comments on behalf of the Town Council to notifications of Planning Applications in the area

None.

11.Planning Applications

Consider the planning applications report plus any additional applications received after the publication of the agenda where the consultation period expires before the next scheduled meeting and which require a committee decision.

12. Next Meeting

Note the next meeting of the Planning Committee is scheduled for 6 July 2026 at 5.15pm at Unit 2, 19-24 Friargate, Penrith, Cumbria, CA11 7XR

General Power of Competence

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.

PART II PRIVATE SECTION

There is one further item in this part of the Agenda

The following matter is considered exempt information as the item involves the disclosure of exempt information under the following category of Part 1 of Schedule 12A of the Local Government Act 1972: draft information for contractual discussions and commercially sensitive information.

13. Penrith Wayfinding & Interpretation

Consider the report and recommendations contained within.

FOR THE ATTENTION OF ALL MEMBERS OF THE PLANNING COMMITTEE & FOR INFORMATION FOR TOWN COUNCIL MEMBERS

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:

<https://www.penrithtowncouncil.gov.uk/>

Background Papers

Requests for the background papers to the Part I reports, excluding those papers that contain exempt information, can be made via:

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Minutes of the meeting of the

PLANNING COMMITTEE

Held on **Monday 11 May 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 S Davies	West Ward
Cllr Lawson	Carleton Ward

Legal and Planning Clerk
Town Clerk

**MINUTES FOR THE MEETING OF THE
PLANNING COMMITTEE
MONDAY 11 MAY 2026**

PART I

PL25/138 Apologies For Absence

Apologies for absence received from Councillor B Jayson, Councillor D Jayson, and Councillor C Shepherd.

PL25/139 Minutes

Members were asked to authorise the Chair to sign the Minutes of the previous meeting of the Planning Committee held on Monday 13 April 2026.

RESOLVED THAT:

The Chair sign, as a correct record, the minutes of the meeting of held on Monday 13 April 2026.

PL25/140 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.

PL25/141 Public Participation

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

PL25/142 EXCLUDED ITEM: Public Bodies (Admissions To Meetings) Act 1960

The Chair proposed that two additional items, Public Realm Concepts and Wayfinding, be considered as late and urgent matters without the presence of the press and public, pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act, 1960.

RESOLVED THAT:

Two additional agenda items to be considered in private session without the press and public as the items consider draft information for contractual discussions and commercially sensitive information.

PL25/143 Resolutions report

Members noted the report.

PL25/144 Planning Applications - Delegated Responses

Members noted the planning responses submitted by the Planning Clerk under delegated authority on behalf of the Committee between the scheduled meetings of the Committee:

Application Number	2026/0653/HOU
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	Supported

Application Number	2026/0669/TCA
Location Address	Lonsdale Villa, Fell Lane, Penrith CA11 8AA
Proposal	S211 Conservation Area tree works notification: T1 Beech - prune, T2 Oak Prune and T3 Yew - Prune.
Response	No comment, insufficient information to consider the application. Penrith Town Council was not a consultee and therefore no response was required.

Application Number	2026/0685/DISC
Location Address	John Beaty Transport Ltd Station View, Penrith CA11 0BX
Proposal	Application for the approval of details reserved by conditions 3 (sustainable surface water and 4 (sustainable drainage management and maintenance plan), attached to approval 2025/0249/FPA.
Response	No comment - Penrith Town Council was not a consultee and therefore no response was required.

Application Number	2026/0517/TCA
Location Address	41 Arthur Street, Penrith CA11 7TT
Proposal	S211 Conservation Area tree works notification T1 Damson - Fell to 1 metre stump.
Response	Supported, requested that the applicant replaces the felled tree with native tree or shrubs.

Application Number	2026/0740/TCA
Location Address	The Garth, Beacon Street, Penrith CA11 7TY
Proposal	S211 Notification; Conservation Area tree works: T1 Conifer - Fell.
Response	Supported, requested that the applicant replaces the felled tree with native tree or shrubs.

PL25/145 Planning Applications – for consideration

The Chair proposed that, going forward, the Planning Committee should only consider and respond on applications on which they are a consultee.

RESOLVED THAT:

The Planning Committee will in future only consider and respond on applications on which they are a consultee.

PL25/146 Planning Applications - Considered

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

Application Number	2025/2162/FPA
Location Address	Milburn House, Bowscar Road, Bowscar, Penrith CA11 9NW
Proposal	Proposed micro-scale anaerobic digester including digester tank and containerised CHP unit.
Response	Support. Councillor Lawson declared that the property owners are known to him and removed himself from discussion.

Application Number	2026/0745/LBC
Location Address	6-8 Cornmarket, Penrith, CA11 7DA
Proposal	Listed Building Consent for alterations to shop front.
Response	Support.

Application Number	2026/0746/FPA
Location Address	6-8 Cornmarket, Penrith, CA11 7DA
Proposal	Alterations to shop front.
Response	Support conditional upon replacement frame being of wooden construction.

Application Number	2026/0681/LDPR
Location Address	Heather Lea, Bowscar, Penrith CA11 9NW
Proposal	Lawful Development Certificate for the proposed use of dwelling as a residential care home for up to two young people, with up to three members of staff during the day and up to two overnight.
Response	Support.

PL25/146 Planning Applications: For Consideration continued

Application Number	2026/0765/HOU
Location Address	39 Wordsworth Street, Penrith CA11 7QY
Proposal	Installation of an electric vehicle chargepoint on the front external wall of the dwelling, as part of Westmorland and Furness Council's EV Pavement Channel Trial.
Response	Support. Note that the Council's preference is that chargers are not installed on the front of properties for aesthetic reasons and are installed in a more discreet location, for example the side of a building. Councillor Bowen abstaining. It was agreed that the Planning Clerk will raise the following queries with Westmorland and Furness Council: <ol style="list-style-type: none">1. How long does the Westmorland and Furness Council's EV Pavement Channel Trial run for?2. Can they provide information on the outcome of the trial once completed?

Application Number	2026/0758/PASOLAR
Location Address	Greengill Farm, Greengill, Penrith CA11 8SE
Proposal	Prior Notification under schedule 2, part 14, class J, for the installation of solar panels to roof of farm building.
Response	No comment.

Application Number	2026/0238/FPA
Location Address	20-22 Great Dockray Penrith CA11 7DD
Proposal	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 alterations including replacement roof coverings, windows, and doors.
Response	Support and request that the Conservation Officer's recommendations are implemented.

PL25/146 Planning Applications: For Consideration continued

Application Number	2026/0239/LBC
Location Address	20-22 Great Dockray Penrith CA11 7DD
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.
Response	Support.

Application Number	2026/0585/HOU
Location Address	93 Lowther Street Penrith CA11 7UW
Proposal	Installation of an electric vehicle chargepoint on the gable end wall of the dwelling, as part of Westmorland and Furness Council's EV Pavement Channel Trial.
Response	Support.

The following applications were received after the meeting agenda was published and it was agreed these would be considered by Councillors during the meeting.

Application Number	2026/0938/DISC
Location Address	Land between Inglewood Road and Centurion House, Penrith CA11 8QW
Proposal	Application for the approval of details reserved by condition 13 (sustainable drainage management and maintenance plan), attached to approval 22/0256.
Response	No comment.

PL25/146 Planning Applications: For Consideration continued

Application Number	2026/0844/FPA
Location Address	The Salvation Army. 1 Hunters Lane, Penrith CA11 7UY
Proposal	Replacement of the existing timber double entrance doors with a single outward-opening automatic door and associated works to improve access.
Response:	<p>Salvation Army – support, conditional upon replacement door being of wooden construction.</p> <p>Councillor Lawson declared that:</p> <ol style="list-style-type: none">1. for two years while he was in post as Mayor, the Salvation Army was the Mayor’s charity, and2. he is a regular contributor to the foodbank run by the Salvation Army. <p>Councillor Davies declaring that she waters the Salvation Army garden.</p> <p>These declarations did not prevent the relevant Councillors from taking part in the discussion or voting.</p>

Application Number	2025/1895/FPA
Location Address	Land at Carleton, Hill Road, Penrith CA11 8SW
Proposal	Change of use of agricultural land to dog training area (use class Sui Generis).
Response	No comment.
Application Number	2026/0730/LBC
Location Address	3 King Street, Penrith CA11 7AR
Proposal	Listed Building Consent for the replacement of rear entrance door.
Response	Support.

PL25/147 Next Meeting

Members noted that the next meeting was scheduled for Monday 1 June 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. The meeting agreed that the reasons that the items should be considered in private is that they involved the disclosure of exempt information under the following category of Part 1 of Schedule 12A of the Local Government Act 1972: draft information for contractual discussions and commercially sensitive information.

PL25/148 Public Realm Concepts

The Town Clerk provided an update report on the Public Realm the draft concepts as prepared by Manning Elliott.

RESOLVED THAT:

- i. Public Realm draft concepts were selected.

PL25/149 Wayfinding

Members received an oral update from the project working group by the Town Clerk.

RESOLVED THAT:

Wayfinding Map details were agreed.

CHAIR:

DATE:

**FOR THE ATTENTION OF PLANNING COMMITTEE AND
FOR INFORMATION ALL MEMBERS OF THE TOWN COUNCIL**

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MEETING: PLANNING COMMITTEE

DATE: 1 June 2026


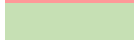
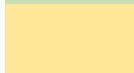
REPORT: Resolutions Report

AUTHOR: PLANNING COMMITTEE CLERK

ITEM NUMBER: 07

Date	Activity	Supporting Notes
	Brought Forward from Previous Year	
Apr-26	Premises with High Fire Risk (Vape Shop) letter to MP	Letter sent
May 26	Responses given to consultations only	Resolution minuted
May 26	Planning applications considered	Responses returned
May 26	Public Realm Concepts	Contract ongoing
May 26	Wayfinding	Contract ingoing

KEY

	On hold - Not commenced
	Completed
	In progress – Started and ongoing

MEETING: PLANNING COMMITTEE

DATE: 1 June 2026

ITEM 11:

Planning applications for consideration

Planning applications listed below can be viewed on Westmorland and Furness Council's website by clicking on the individual application numbers.

Application Number	2026/1031/FPA
Location Address	Penrith Cricket Club Wetheriggs Lane Penrith CA11 8PE
Ward	Penrith South
Proposal	Variation of condition 3 (sustainable surface and foul water drainage scheme) to amend the wording of the condition from 'prior to commencement' to 'prior to reaching Damp Proof Course (DPC) level' and approval of details reserved by condition 4 (construction management plan), attached to approval 23/0231.
Additional Observations	Application is for a new changing facilities building. Variation requested to allow initial groundworks to be undertaken before final designs for SUDS and drainage are submitted.
Recommended response	No comment

Application Number	<u>2026/0798/HOU</u>
Location Address	14 Lowther Street Penrith CA11 7UW
Proposal	Installation of an electric vehicle chargepoint on the front wall of the dwelling, as part of Westmorland and Furness Council's EV Pavement Channel Trial.
Ward	Penrith North
Public comments	None
Relevant Planning Policies / Guidance	Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 199 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.
Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	The design will include an EV charging point that will be visible on the front of the house and a charging cable that will be installed in a covered gully in the pavement.
Would the materials, details and features generally match the existing dwelling and / or be consistent with the general use of materials in the area? Is a condition needed?	No; however, the heritage statement states that "the gully will be hidden within the pavement, and the small EV chargepoint will cover a tiny percentage of the building and be unobtrusive". The specification gives the measurements for the charger as 438 x 282 x 122mm.
Does the development affect the setting of a Listed Building, the character and appearance of a Conservation Area or otherwise impact on a heritage asset?	Yes, the property is in a conservation area.
Additional Observations	The Town Council has previously supported two applications under the EV Pavement Channel Trial.
Recommended response	Support and comment that the Council's preference is that chargers are not installed on the front of properties for aesthetic reasons and are installed in a more discreet location, for example the side of a building.

Application Number	2026/0461/LBC
Location Address	Tynefield House Bridge Lane Penrith CA11 8HY
Proposal	Listed Building Consent to replace the existing cast iron rainwater goods with aluminium.
Ward	Penrith Pategill Ward
Public comments	None
Relevant Planning Policies / Guidance	The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 16 (2) states that <i>"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"</i> .
Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	Yes
Would the materials, details and features generally match the existing dwelling and / or be consistent with the general use of materials in the area? Is a condition needed?	No. The proposal is to replace the existing cast iron rainwater goods with aluminium goods of a profile and colour to match existing detailing.
Does the development affect the setting of a Listed Building, the character and appearance of a Conservation Area or otherwise impact on a heritage asset?	Yes, Grade II listed Not in a conservation area
Additional Observations	The application notes that a 2017 extension to the building includes black aluminium guttering, unable to verify.
Recommended response	For discussion.

Application Number	2026/0957/FPA
Location Address	Plot 3 Land north of Eden Business Park Cowper Road Penrith CA11 9NG
Proposal	Commercial building for use class B2, B8 E(g) and associated accesses and development.
Ward	Penrith West
Additional Observations	None