



Penrith Town Council

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

DATE: 30 June 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 6 July 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.

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 6 JULY 2026

1. Apologies

Receive Apologies for Absence.

2. 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).

3. Minutes

Approve and sign as a correct record the minutes of the previous Planning Committee extra ordinary meeting held on 24 June 2026.

4. 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.

- 5. 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.

6. Resolutions Report

Note the report.

7. Work Plan

Note the report.

8. Planning Process and Issues

(a) Westmorland and Furness Council Local Plan Scoping Consultation and Survey

To consider the consultation from Westmorland & Furness Council on the Local Plan and determine what response to make.

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

Note the submissions report.

10.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.

11. Next Meeting

Note the next meeting of the Planning Committee is scheduled for 27 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 are no further items in this part of the Agenda

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:

office@penrithtowncouncil.gov.uk

MEETING: PLANNING COMMITTEE

DATE: 6 July 2026

REPORT: Resolutions Report

AUTHOR: PLANNING COMMITTEE CLERK

ITEM NUMBER: 06

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 ongoing
1 Jun 26	Planning applications considered	Responses returned
1 Jun 26	Wayfinding	Contract ongoing
24 Jun 26	Wayfinding	Contract ongoing

KEY

On hold - Not commenced

Completed

In progress – Started and ongoing

Planning Committee Workplan 2026/27

Service Area	Action	Officer(s)	Targets	Q1 (April – June) Progress	Q2(July- Sept) Progress	Q3 (Oct-Dec) Progress	Q4 (Jan – March) Progress	Horizon Scanning / Deadlines	Status
Economic Development	The Council has resolved to work with Westmorland and Furness Council, partners, and stakeholders to support the development of a comprehensive Strategic Regeneration Plan for Penrith and its town centre focusing on the critical issues of the growth of the town, infrastructure development and town centre regeneration.	ALL VIA TOWN TEAM & PAG	Deliver projects for: keeping the town tidy, Wayfinding, Public Realm, Town Hall and Castle Park working in partnership with stakeholders and W&FC.	1. Wayfinding - contract ongoing 2. Public Realm - initial concept drafts prepared					
	Arrange liaison sessions with Westmorland and Furness Council and the Penrith Place Action Group to progress a regeneration plan for Penrith.	ALL	Officers to attend meetings of the PPAG on monthly feeding in relevant information and developing projects.	Ongoing					
Planning	Respond to Planning applications noting necessary infrastructure, education, and health provision in the town	PCC	Respond under delegated authority and after committee meetings.	Ongoing					
Planning	Advocate for the alignment of the Community Infrastructure Levy across Westmorland & Furness	PCC	Letter submitted 2025 and oral question raised to cabninet - monitor.						Stalled
Planning	Provide and support schemes for traffic calming, pathways, rights of way, footpaths, and improved street lighting.	PCC	Install Speed Indicator Devices in liaison with Cumbria Constabulary and Westmorland & Furness Council.						
	Support with the 20mph Zone for Penrith Consultation	PCC	Castletown 20mph project consultation due to close Spring 2026 - monitor.	Consultation closed and no change to speed limit					Delivered
Economic Development	Improve connectivity and accessibility, encouraging and supporting cycling and walking as detailed within the Penrith Local Cycling and Walking Infrastructure Plan.	PCC	Support Active Travel Projects.						
	Ensure that all planning, highways and footpath matters are considered and responded to within the legal framework	PCC	PTC Statutory Consultee on Planning matters.						

Planning	Work with the principal authority and key stakeholders to develop a style guide for the town.	PCC	Completed 2026.						Delivered
	Promote, use and view the Penrith Neighbourhood Development Plan	PCC	Use PTC referencing for Penrith NDP in planning application responses.						
Planning	Achieve a greater degree of influence over service delivery and development in the town to ensure that the best interests of the community are considered	ALL	Respond to consultations, surveys and participate in partner/stakeholder meetings.						
Economic Development	Evaluate and participate in national and regional funding programmes for town centre improvements.	PCC	Support projects related to Borderlands and the Local Regeneration Fund - feedback to committee.						
	Develop and promote a film about the history of Penrith to attract tourists.	PCC	Completed 2025.						
	Liaise with partners and property owners to develop a phased identification, review and re-tasking empty buildings document and support bringing vacant properties into use.	PCC	Commenced by W&FC 25/26.						
Borderlands	Officers and Councillors to attend Borderlands meetings and to report to Council at least quarterly.	ALL	Officers to attend meetings when required feeding in relevant information and developing projects.						
	Develop enhanced wayfinding, interpretation boards and signage.	CSM/BSM/TC	Provide legal support and take matters to committee.	Ongoing					
Communications	Keep the Council website updated with Planning Committee Agenda & Minutes	PCC	As and when required update the website.	Completed					
Administration	Produce Planning Committee Agenda & Minutes	PCC	As and when required update the website.	Completed					

KEY:
 Delivered or delivering
 and ongoing
 Planned, and
 commenced
 Not started, stalled or
 no longer required





Westmorland
& Furness
Council

westmorlandandfurness.gov.uk

Westmorland and Furness

Local Plan Scoping Consultation and Survey

July 2026





Introduction

Thanks for taking the time to read our leaflet. It provides an overview of the Local Plan process, summarises opinions collected from earlier public engagement, highlights the areas we think the Local Plan will cover and outlines how you can influence it by answering a few simple questions in our scoping consultation survey.

This is the start of the process to create a new Local Plan. We would like to involve as many people as possible to enable us to deliver a Local Plan that is fair to everyone and help make Westmorland and Furness a great place to live, work and thrive.

Access to the Scoping Consultation Survey, accompanied by a digital version of this document, is available via our Local Plan web page at: www.westmorlandandfurness.gov.uk/localplan

To complete the survey, if you haven't already, we need to ask you to create an account. Your personal account can then be used for future Local Plan consultation and will help us make sure your comments are having an impact.

SCAN ME:



Please scan this link to our Local Plan webpage where you can access the survey and further up-to-date information.

What is a Local Plan?

Local Plans are required by Government and set out local planning policies for now, and the future.

It is important to gather the views of people who live and work here as the Local Plan is prepared.



Why are we updating the Local Plan?

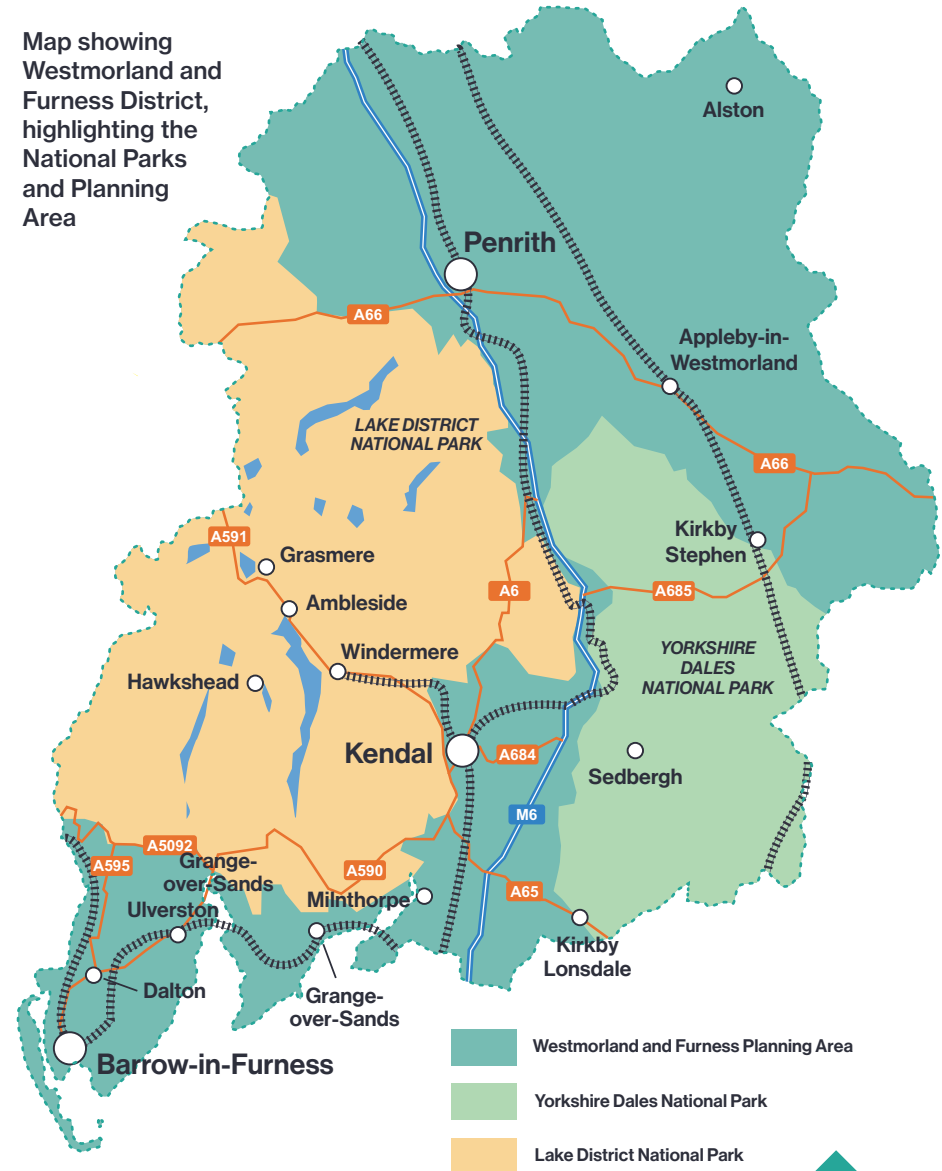
In Westmorland and Furness, we currently rely on the three Local Plans, from Barrow, Eden, and South Lakeland as well as the Cumbria Minerals and Waste Local Plan. These will be replaced by a single new Local Plan for the Westmorland and Furness planning area illustrated on the map.

National government has recently updated legislation and consulted on the National Planning Policy Framework. These updates now need to be incorporated into our Local Plan. We want to make sure we are meeting our responsibilities and contributing to the national interest in an appropriate way for the local area.





Map showing Westmorland and Furness District, highlighting the National Parks and Planning Area



In Westmorland and Furness we currently rely on the three legacy Local Plans, from the three legacy councils, Barrow, Eden, and South Lakes. These need to be drawn together into one new Local Plan to work in all interests, make the most of the area's assets, and give you the greatest opportunities for success.

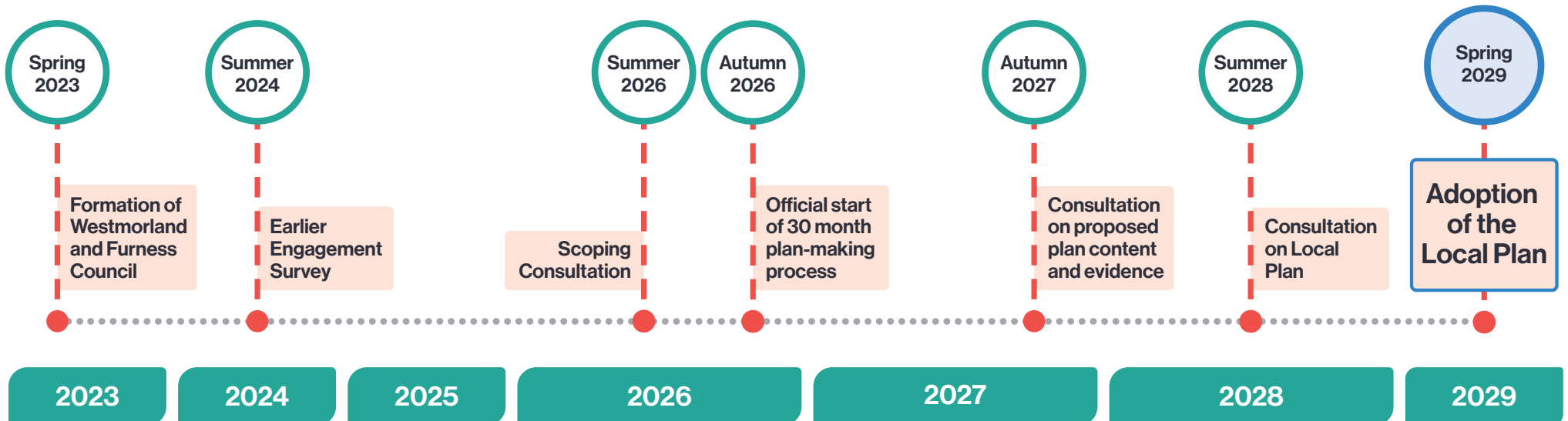
What is the timeline?

A Local Plan should be completed within a 30-month timeframe. During this time there will be a number of opportunities to give your views before the Plan is finalised in 2029. Whilst that may seem like a long time away, now is the chance to become involved so the Local Plan can address your interests.

The scoping consultation survey will be open for a period of six weeks, starting from the **Wednesday 1 July 2026**, and is officially called a 'Scoping Consultation'. The timeline below indicates when we anticipate future public engagement on the Local Plan taking place, leading up to a proposed adoption date of Spring 2029.



Local Plan Engagement Timeline



1 | Health and Communities

You have already told us that you would like improved access to healthcare professionals and places to meet. We understand that we have both an ageing population that is going to require greater

opportunities for care in coming years and health inequalities where people's health is below the national average.

Westmorland and Furness Council want to make sure that when new developments are considered appropriate, we are delivering the best new places that we can, valuing our resources, and investing in the long-term health of our area. We also want to improve existing places and spaces for the benefit of everyone by building in active travel, improving air and water quality, and making the most of what we already have.

Our local communities provide vital lifelines for people, and we want to invest in them to help make them stronger. The council's 'Community Focus' initiative is helping us empower people to build stronger more vibrant communities, but we still want to know your thoughts so we can better understand how we can improve our communities through the new Local Plan.



What we learnt from earlier consultation



There is a desire for better access to sports and cycling.



People raised concerns about water quality.



People felt improving access to healthcare professionals would help in making our places healthier.



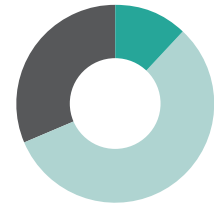
Some context and background

Physically active children in W&F 2024/25



W&F = 38.6%
North West = 51.2%
England = 49.1%

W&F Population projections for 2047



0-15 = 12.2%
16-64 = 56.4%
65+ = 31.3%



Some ways the new Local Plan can influence Health and Communities

Accessibility | Public Facilities | Community Centres | Libraries | Allotments | Adult Social Care
Community Led Housing

2 | Place

People and places are at the heart of the Local Plan. We want to maintain the places we already value as well as create new ones, so we all have an opportunity to feel comfortable where we live, work, and relax.

We know that people want improved access to services, as well as nature, to lead the sort of lives they would like. Therefore, we need to balance development with other resources and make the most of what we value to meet these goals. As part of the



Local Plan, we need to locate enough sites to accommodate our planned business and housing needs, as well as associated education, health, leisure and recreation needs. You can help by getting involved in our **Call for Sites**, accessible via the QR code and our Local Plan webpage and letting us know where you think could be an ideal location for future development and new public open spaces.

The Westmorland and Furness district is the third largest unitary authority in the UK, however, approximately half of this area is split between the Lake District National Park and the Yorkshire Dales National Park. The National Parks develop their own Local Plans in consultation with us, and so are not covered by our Local Plan.

We want to make Westmorland and Furness a place for people of all ages, at all stages of life, and so we need to provide the places that meet their needs and aspirations.



What we learnt from earlier consultation



A sense of community is important to our sense of place.



You value how peaceful the area is.

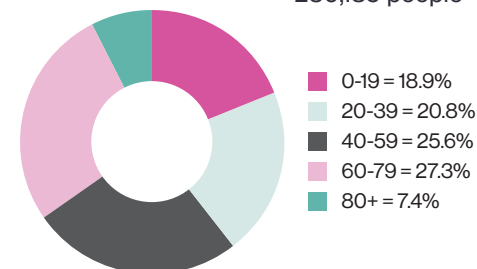


Landscape, Character, and Heritage help make a place.



Some context and background

In 2024 W&F had a population of 230,185 people



49 Average age in W&F



Some ways the new Local Plan can influence Place

Accessibility | Heritage | Green Spaces | Housing | Facilities | Services | Transport | High Streets
Education Facilities | Cultural Buildings | Location and Scale of Development
Design Guidance | Connectivity

3 | Economy

There are 11,500 businesses in Westmorland and Furness contributing to a diverse economy that covers agriculture, national security, tourism, paper making, turbines, and many other nationally recognised enterprises.

The Port of Barrow is leading the way in manufacturing with a marine technology cluster focused around BAE Systems. But we need more opportunities in other areas to support a healthy economy.



Approximately a fifth of our businesses are within agriculture including forestry, fishing, and livestock sectors employing around 9,000 people in the area. They also provide the backdrop to our tourism industry which is largely based on people's experience of the outdoors and the hospitality sector.

In order to continue growing our economy we need to be able to keep young people in the area and attract young people from outside of it. Being able to offer good transport links and quality housing in the right places, as well as the sort of job opportunities that attract people, are vital to building a successful economy.

As well as building on what we have we want to give businesses the opportunity to expand and/or move here. To do this we will need a choice of suitable sites. If you think you know of any places which might be appropriate to support our economy then you can let us know in our **Call for Sites**, accessible via the QR code and our Local Plan webpage.



What we learnt from earlier consultation



We need to keep young people in the area.



Empty shops should be brought back to life.

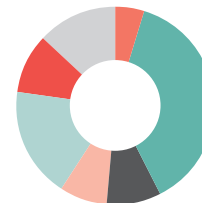


Town centre regeneration and support for local businesses should be encouraged.



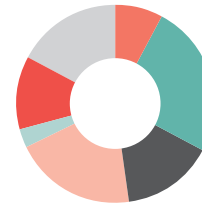
Some context and background

Business worth by sector in W&F



- Agriculture, Mining, Utilities, Waste = 5%
- Manufacturing, Construction, Transport = 38%
- Wholesale and Retail = 9%
- Tourism, Arts, Restaurants, Entertainment = 8%
- IT, Financial services, Real Estate = 18%
- Professional, Admin, Defence = 10%
- Education, Health, and Social Work = 13%

Employment rate by industry in W&F



- Agriculture, Mining, Utilities, Waste = 8%
- Manufacturing, Construction, Transport = 25%
- Wholesale and Retail = 15%
- Tourism, Arts, Restaurants, Entertainment = 20%
- IT, Financial services, Real Estate = 3%
- Professional, Admin, Defence = 12%
- Education Health, and Social Work = 17%



Some ways the new
Local Plan can influence
Economy

**Business Development | Sector Development | Transport Infrastructure | Digital Infrastructure | Housing
Rural Economy | Town Centres | Tourism | Farm Diversification | Renewable Energy**

4 | Climate and Nature

In response to the climate and biodiversity crises the Council has developed a Climate Change Action Plan to help us achieve net zero by 2037. We have also put together a Local Nature Recovery Strategy to make sure any action undertaken has the greatest positive impact; both these documents are available on the Council website to read in more detail.

Cared for in an appropriate way, our natural landscapes provide opportunities for improving agriculture, biodiversity, flood mitigation, renewable energy, tourism, and a space to breathe.

Our coastline provides further valuable natural habitats and resources. Both Walney Island and the Arnside and Silverdale National Landscape are both coastal areas of national significance, recognised for their environmental value and therefore subject to special protections.

We are currently utilising some of our unique natural resources to provide renewable energy from offshore wind farms which feed into the country's power network. Reducing our reliance on less sustainable methods of energy production helps us protect our climate while improving our resilience.

The natural environment also plays an important role in providing us with valuable amenity space and you have already told us that improvements to public transport would make it easier to access our natural landscapes. There are lots of other areas to consider under this theme too, so please let us know your thoughts by answering the scoping consultation survey.



What we learnt from earlier consultation



Public transport options should be improved.



People said good design and biodiversity were important considerations for new development.

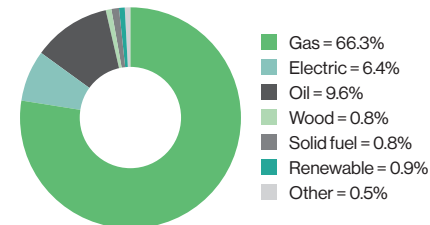


Green energy infrastructure and sustainable drainage should be encouraged.

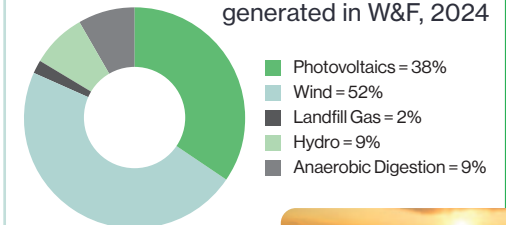


Some context and background

W& F Domestic heating type in 2021



Production of renewable energy generated in W&F, 2024



10.7% Households living in fuel poverty in 2024



185,966 MWh Total renewable electricity generated in W&F in 2024



Some ways the new Local Plan can influence Climate and Nature

Conservation | Biodiversity | Flood Mitigation | Economy | Tourism | Access | Renewable Energy | Marine Planning
Water Management | Energy Conservation | Landscape Protection | Biodiversity Net Gain | Design Guidance
Light and Noise Pollution | Green and Blue Infrastructure | Public Rights of Way | Woodlands | Protected Spaces

5 | Travel and Infrastructure

From feedback already collated we understand that transport networks are hugely important in making sure people have equal opportunities.



People with personal forms of transport tend to have increased access to health services, nature, employment, and friends. Consequently, people from our earlier consultation noted a desire for better connectivity and improved public transport to help increase access to these assets.

In certain areas, Westmorland and Furness is comparatively well connected and various projects are underway to improve services for public transport, roads, and non-motorised transport across the district.

As well as transport, we would also like to hear about other types of infrastructure that may be important to you such as schools, health facilities, energy, and anything that helps support our day to day lives. We need these services to work well for residents both now, and in the future to help achieve our goals.



What we learnt from earlier consultation



It is easy to get access to the outdoors, friends, and services with a car.



Active travel routes should be increased to provide alternatives to motorised transport.

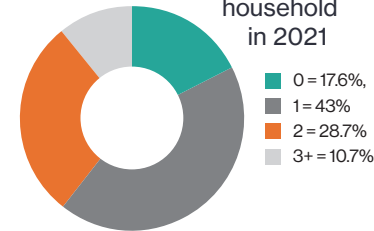


More car charging points are needed.

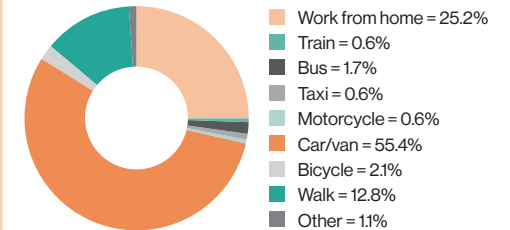


Some context and background

Number of cars or vans in a W&F household in 2021



W&F Commuter journeys undertaken in 2021



272.4
per 100,000
population

EV chargers publicly available across Westmorland and Furness as of April 2026



Some ways the new Local Plan can influence Travel and Infrastructure

Accessibility | Public Transport | Electric Vehicles | Broadband | Drainage | Roads | Rail Network
Rights of Way | Active Routes | Parking | Utilities | Renewable Energy

6 | Housing

Government now sets housing targets for all Local Authorities nationwide. Westmorland and Furness' housing targets have significantly increased and we need to find suitable places where we can build more affordable, desirable and sustainable new homes.

If you know of anywhere that might be suitable for helping provide these homes, let us know through our **Call for Sites**, accessible via the QR code and our Local Plan webpage.



We need to build not just more houses but the right type of houses too. With an ageing population and increased pressure on energy demands it is important we are providing homes fit for our needs that will continue to be an asset going forward.

Our homes provide a backdrop to everything we do in our personal lives in defining the character of towns and villages, we would like to understand your ideas on how we can help maintain and improve these communities.



What we learnt from earlier consultation



More affordable homes need to be built.

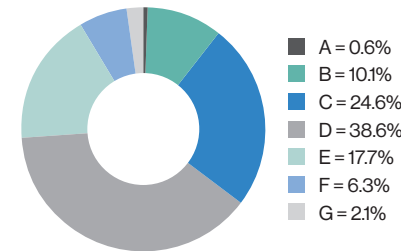


New homes should be good quality and energy efficient.

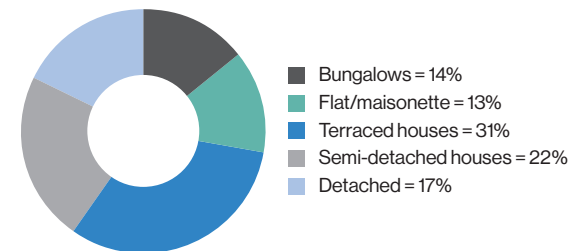


Some context and background

Energy efficiency of homes across W&F



Types of homes in W&F



651

Net new homes built in W&F area between 2024 and 2025 (source: MHCLG)

26,000

New homes target for the whole Westmorland and Furness District by 2045



Some ways the new Local Plan can influence Housing

Adaptability and Accessibility | Location | Density | Affordability | Housing Types | Local Occupancy Housing | Student Housing | Traveller Sites | Self and Custom-Build Housing | Community-Led Housing | Housing for Older People | Design Guidance

Scoping Consultation Survey

Thanks for taking the time to answer our scoping consultation survey.

Hopefully you already know we are putting forward these questions to help inform the new Local Plan, build on earlier consultation, and involve as many people from as many areas within Westmorland and Furness as possible.

If you would like some further background information on the Local Plan process, and if you haven't already, please take the opportunity to review our Scoping Consultation Leaflet.

Following this scoping consultation survey, and once we have had an opportunity to review the results, there will be further opportunities for consultation.

This is the start of the formal process of consultation, and we are looking forward to hearing from you.

Engagement

1. We would like to hear from as many people as possible. What would be the best way to understand and record your thoughts in future consultation?

- ☐ Online survey
- ☐ Drop-in sessions
- ☐ Council stalls at public events
- ☐ Focus groups
- ☐ Other, please provide examples

Health and Communities

2. People have let us know they would like improved access to sports and leisure activities and facilities. Please pick the three options that would best improve your access?

- ☐ More and/or different sports facilities
- ☐ Improved access by public transport
- ☐ More dedicated active routes
- ☐ Improved access to green spaces
- ☐ More allotments and growing spaces
- ☐ Improved leisure facilities
- ☐ Other

Place

3. We have previously asked people what they think makes their area a special place. Which three options are most important to you, or are there other points you would like to add?

- ☐ Community
- ☐ Landscape
- ☐ Character
- ☐ Heritage
- ☐ Green Spaces
- ☐ Local Amenities
- ☐ Other

4. We also asked what people would like to improve, or change, about the place they live. Do you agree with the issues raised in our engagement 2024 or would you like to highlight something else?

- ☐ Education
- ☐ Healthcare
- ☐ Public Transport
- ☐ Conservation
- ☐ Housing
- ☐ Community facilities
- ☐ Other

Economy

5. When we asked what would help keep people in the area and improve the economy we received lots of great ideas. What would be your three priorities from these suggestions, or would you like to add something else?

- ☐ More Affordable Housing
- ☐ Improved Public transport
- ☐ Better access to childcare
- ☐ Improved Broadband Speed
- ☐ Job availability
- ☐ Enhanced Town Centres
- ☐ Better access to skills and Training Opportunities
- ☐ Other

Climate and Nature

6. Please choose the three issues you think are most important for the Local Plan to address?

- ☐ Protecting nature and biodiversity
- ☐ Better use of natural resources
- ☐ Sustainable development
- ☐ Flood adaptation
- ☐ Improved access to open space
- ☐ Renewable energy provision
- ☐ Other

Travel and Infrastructure

7. Results from consultation undertaken in 2024 suggested many people wanted to see improvements made to public transport. What two changes do you think would have the biggest positive impact on our services?

- ☐ Service frequency
- ☐ More Service routes
- ☐ Connection to active travel routes
- ☐ Road improvements
- ☐ Real-time live public transport information
- ☐ Other

Housing

8. Since our earlier consultation Westmorland and Furness' housing targets have significantly increased in line with national policy. Where do you think new housing development should be focused in order to have as positive an impact as possible on the area?

- ☐ Existing urban areas
- ☐ Existing rural villages
- ☐ Previously used sites
- ☐ Greenfield sites
- ☐ Close to transport links
- ☐ Other

Natural Resources and Recycling

9. Following changes to National Planning Policy the new Local Plan will now also include policies relating to how we use our natural resources and address how we go about managing waste. What could help you recycle more at home, and at work, to reduce waste?

- ☐ More bins
- ☐ Local collection points
- ☐ Recycling hubs
- ☐ Swap shops
- ☐ Other



Any other areas of interest

10. The questions we have asked in this survey reflect Westmorland and Furness Council's aspirations of what we hope to address in the new Local Plan. Are there any additional themes you think should be addressed by the Local Plan?

Focus group interest

11. Would you like to become involved in future focus groups, either in relation to a particular specialism or a particular area of interest? If so, let us know what area interests you, or what you're specifically qualified in.

Alternatively, if you would just like to remain up to date with Local Plan progress, please sign up on the main Local Plan webpage accessible via the QR code and our Local Plan webpage:
www.westmorlandandfurness.gov.uk/localplan

SCAN ME:





Translation Services

If you require this document in another format (e.g. CD, Braille or large type) or in another language, please telephone: **0300 373 3300**.

للوصول إلى هذه المعلومات بلغتك، يرجى
الاتصال **0300 373 3300**

আপনি যদি এই তথ্য আপনার নিজের ভাষায় পেতে চান তাহলে অনুগ্রহ
করে **0300 373 3300** নম্বরে টেলিফোন করুন।

如果您希望通过母语了解此信息，
请致电 **0300 373 3300**

**Jeigu norėtumėte gauti šią informaciją savo kalba,
skambinkite telefonu 0300 373 3300**

**W celu uzyskania informacji w Państwa języku proszę
zatelefonować pod numer 0300 373 3300**

**Se quiser aceder a esta informação na sua língua,
telefone para o 0300 373 3300**

**Bu bilgiyi kendi dilinizde görmek istiyorsanız lütfen
0300 373 3300 numaralı telefonu arayınız**





MEETING: PLANNING COMMITTEE

DATE: 6 July 2026

ITEM: 9

Submission of comments on behalf of the Town Council to notifications of planning applications

The Planning Committee Clerk has delegated authority to submit comments on behalf of the Town Council where there is an inability of the Planning Committee to meet within the required deadlines, which is 21 days from the notification and for any application which is considered non contentious. The Committee Clerk may seek the opinions of Penrith Ward Members.

Item number	01
Application Number	2026/1021/LBC
Location Address	Laurel Bank Fell Lane Penrith CA11 8AA
Proposal	Listed Building Consent for installation of EV chargepoint to south east elevation.
Response	Support.

Item number	02
Application Number	2026/0796/HOU
Location Address	13 Lowther Street Penrith CA11 7UW
Proposal	Installation of an electric vehicle chargepoint on the front wall of the dwelling.
Response	Support and comment that the Council's preference is that the colour of the charger should be the least intrusive colour available.

Item number	03
Application Number	2026/1176/FPA
Location Address	Cornerhouse 36 Victoria Road Penrith CA11 8HR
Proposal	Change of use from Bed and Breakfast (Class C1) to dwellinghouse (Class C3).
Response	Support.

MEETING: PLANNING COMMITTEE

DATE: 6 July 2026

ITEM 10: 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.

Links to relevant planning policies / guidance are set out below. The National Planning Policy Framework will apply to all planning applications, unless otherwise stated.

[Eden Local Plan](#)

[Eden Shopfront and Advertisement Design SPD](#)

[Historic England Conservation Principles](#)

[National Planning Policy Framework](#)

[Town and Country Planning \(Control of Advertisements\) \(England\) Regulations \(2007\)](#)

[Westmorland and Furness Council Design Code](#)

Item number	01
Application Number	2025/2195/ADV
Location Address	4 Devonshire Street Penrith CA11 7SR
Proposal	Advertisement Consent for 1no externally illuminated fascia sign, 1no nonilluminated fascia sign and 1no externally illuminated hanging sign.
Relevant Planning Policies / Guidance	Town and Country Planning (Control of Advertisements) (England) Regulations (2007) Eden Local Plan Policy DEV5, EC3, ENV1, ENV2, ENV3, LS1, EC7 – EC7 "Retail and other town centre developments of a scale appropriate to these roles will be supported, provided that... [n]ew shop fronts relate in scale, proportion, materials and decorative treatment of the façade of the building and its neighbours. In conservation areas changes to shop fronts will not be permitted if they fail to contribute to the preservation and enhancement of the area's character, appearance and setting [and] [t]he development respects the character of the environment of the centre,

	<i>including its special architectural and historic interest."</i> Westmorland and Furness Design Code: Shopfronts – <i>"CODE SF 1.1 Surroundings: Proposals for new shop fronts and alterations to existing shopfronts including signage must respond to the character of the surrounding area and wider setting, to reflect local distinctiveness by complementing and enhancing the existing built environment."</i> <i>"CODE SF 1.4 Historic Assessment: Shopfront proposals must demonstrate how the proposal responds to the existing historic and cultural context, incorporating a detailed assessment of the heritage and design elements. The applicant must demonstrate how the proposal makes a positive response to the existing historic townscape context. Proposals must consider potential impacts on heritage assets (both designated and non-designated) and avoid harm to the significance of heritage assets."</i> Eden Shopfront and Advertisement Design SPD – <i>"Signs and letters should normally be of painted timber or a quality metal construction. Plastic and plastic-coated signs and letters and garish colours should be avoided and will not be acceptable for listed buildings....In order to protect visual amenity, vehicular and pedestrian safety and to reduce and minimize light pollution and energy consumption, unnecessary illumination of signs will be resisted. Internally illuminated signs will not normally be allowed and any external illumination equipment, if required, should normally be as small and unobtrusive as possible."</i>
Additional Observations	Signage has been in place since September 2025. No heritage statement or detail of installed new signage (materials, construction etc) has been provided by the applicant.

Item number	02
Application Number	2025/2194/LBC
Location Address	4 Devonshire Street Penrith CA11 7SR
Proposal	Listed Building Consent for the retention of 1no externally illuminated fascia sign, 1no

	nonilluminated fascia sign and 1no externally illuminated hanging sign.
Relevant Planning Policies / Guidance	Eden Local Plan Policy ENV10 The Historic Environment – <i>"Development proposals that would result in substantial harm to or total loss of significance of a designated heritage asset or its setting will only be permitted where it can be clearly demonstrated that the public benefits of the proposal would outweigh the harm or loss, and that the harm or loss is necessary to achieve those benefits... All development proposals affecting the historic environment, heritage assets and their settings (including where there is the potential of unknown archaeological assets) will need to be accompanied by an assessment of the significance of the asset and its setting and how it will be affected by the proposed development."</i> Historic England Conservation Principles
Additional Observations	No heritage statement has been provided by the applicant.

Item number	03
Application Number	<u>2026/1199/LBC</u>
Location Address	Visionexpress 26 Cornmarket Penrith CA11 7HS
Proposal	Listed building consent for repair works to shop front including, replace perished and defective items, re-paint the front. Replacement of existing signage with the updated signage branding.
Relevant Planning Policies / Guidance	Eden Local Plan Policy ENV10 The Historic Environment Historic England Conservation Principles
Additional Observations	Proposed works include <i>"Limited use of Tricoya MDF only where full replacement sections are necessary"</i> .

Item number	04
Application Number	<u>2026/1197/ADV</u>
Location Address	Visionexpress 26 Cornmarket Penrith CA11 7HS
Proposal	Advertising consent for replacement of existing signage on fascia with updated branding.
Relevant Planning Policies / Guidance	Town and Country Planning (Control of Advertisements) (England) Regulations (2007)

	Eden Local Plan Policy DEV5, EC3, ENV1, ENV2, ENV3, LS1, EC7 – EC7 <i>"Retail and other town centre developments of a scale appropriate to these roles will be supported, provided that... [n]ew shop fronts relate in scale, proportion, materials and decorative treatment of the façade of the building and its neighbours. In conservation areas changes to shop fronts will not be permitted if they fail to contribute to the preservation and enhancement of the area's character, appearance and setting [and] [t]he development respects the character of the environment of the centre, including its special architectural and historic interest."</i> Westmorland and Furness Design Code: Shopfronts – <i>"CODE SF 1.1 Surroundings: Proposals for new shop fronts and alterations to existing shopfronts including signage must respond to the character of the surrounding area and wider setting, to reflect local distinctiveness by complementing and enhancing the existing built environment."</i> <i>"CODE SF 1.4 Historic Assessment: Shopfront proposals must demonstrate how the proposal responds to the existing historic and cultural context, incorporating a detailed assessment of the heritage and design elements. The applicant must demonstrate how the proposal makes a positive response to the existing historic townscape context. Proposals must consider potential impacts on heritage assets (both designated and non-designated) and avoid harm to the significance of heritage assets."</i> Eden Shopfront and Advertisement Design SPD – <i>"Signs and letters should normally be of painted timber or a quality metal construction. Plastic and plastic-coated signs and letters and garish colours should be avoided and will not be acceptable for listed buildings."</i>
Additional Observations	None.

Item number	05
Application Number	<u>2026/1047/HOU</u>
Location Address	Stanhill Nicholson Lane Penrith CA11 7UL
Proposal	Addition of front and side extension, replace existing flat roof with a pitched roof and alterations to dwelling
Relevant Planning Policies / Guidance	Eden Local Plan, in particular policies LS1 Locational Strategy, DEV1 General Approach to New Development, DEV5 - Design of New Development Westmorland and Furness Council Design Code - House Extensions & Alterations
Additional Observations	The property is within a conservation area.

Item number	06
Application Number	<u>2026/1147/HOU</u>
Location Address	49 Penny Hill Park PENRITH CA11 9JW
Proposal	Demolition of existing free standing garage and erection of two storey side extension with extended front porch.
Relevant Planning Policies / Guidance	Eden Local Plan, in particular policies LS1 Locational Strategy, DEV1 General Approach to New Development, DEV5 - Design of New Development Westmorland and Furness Council Design Code - House Extensions & Alterations
Additional Observations	No overlooking of other properties noted.

Item number	07
Application Number	<u>2026/0908/FPA</u>
Location Address	Penrith Rugby Union Football Club Winters Park Carleton Avenue Penrith CA11 8RQ
Proposal	Replacement of existing storage container with container to be used as a changing room.
Relevant Planning Policies / Guidance	Eden Local Plan, in particular policy COM2 – Protection of Open Space, Sport, Leisure and Recreation Facilities states that any replacement facility must provide an equivalent or greater net benefit to the community, in terms of quality, availability and accessibility of open space or recreational opportunities.
Additional Observations	None

Item number	08
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.
Relevant Planning Policies / Guidance	The applicant has provided further information by way of a Contractor Statement (attachment 10(a)) and a Response to Objections (attachment 10(b)). The planning authority's conservation officer has produced a response (attachment 10(c)). The Council is asked to consider whether it wishes to continue to object, retract its objection or requires further information.
Additional Observations	PTC previously commented on 2 June 2026 <i>"This listed property should be restored with traditional and original materials therefore guttering/ rainwater goods should be replaced in cast iron."</i>

CONTRACTOR'S CONDITION STATEMENT

Property: Tynefield House, Bridge Lane, Penrith, CA11 8HY

Application Ref: 2026/0461/LBC

Following inspection of the rainwater goods at the above property, I can confirm that the existing cast iron guttering is in a poor state of repair and has reached the end of its serviceable life.

The guttering exhibits extensive corrosion and deterioration throughout the system. Several sections have failed, with parts becoming detached from the building. This presents an ongoing health and safety risk to occupants and members of the public due to the potential for further sections to fall.

The condition of the gutters is also resulting in water overflowing and penetrating areas of the building fabric. If left unresolved, this is likely to lead to further deterioration of the property and could result in damage to masonry, joinery and other historic building elements.

In my professional opinion, the existing guttering is beyond practical repair. While isolated sections could theoretically be replaced, the extent of the deterioration throughout the system means that piecemeal repairs would not provide a reliable or long-term solution. Replacement of the rainwater goods is therefore considered necessary.

The proposed aluminium replacement system would replicate the existing gutter profile, dimensions and appearance while providing a durable and effective long-term solution for the management of rainwater. Importantly, the existing cast iron gutter brackets will be retained and reused wherever possible, ensuring that historic fabric is preserved and that the visual appearance of the building remains unchanged. Once installed, the replacement system will maintain the traditional character of the property while providing improved durability and performance.

I therefore recommend the complete replacement of the existing guttering system.

Signed:



Name: Shaun Thompson
Position: Director
Company: Dynamic Joinery
Date: 25/06/2026

DATE: 24/06/2026

APP. NO: 2026/0461/LBC

APPLICANT: Mrs Eileen Messenger,

LOCATION: Tynefield House Bridge Lane PENRITH CA11 8HY

DESCRIPTION: Listed Building Consent to replace the existing cast iron rainwater goods with aluminium.

Thank you for your response and comments regarding the proposed replacement of the rainwater goods at Tynefield House.

We fully appreciate the significance of Tynefield House as a Grade II listed building and have no desire to alter its appearance or character in any way.

Since submitting the application, I have established that the existing cast iron guttering is not original to the building. I understand that the current guttering was installed during the early 1980s and was salvaged from another property that was undergoing renovation at that time. As such, the existing rainwater goods do not form part of the original historic fabric of Tynefield House.

The principal reason for proposing aluminium replacement guttering is the practical difficulty and cost associated with sourcing suitable cast iron replacements. However, the proposed aluminium replacement would replicate the existing profile and appearance of the current guttering. The existing cast iron brackets would remain in place wherever possible, ensuring that the visual appearance of the building remains unchanged.

The existing guttering has now deteriorated beyond repair. Significant sections are heavily corroded, and parts of the guttering have already detached from the building, creating a serious health and safety risk. The failure of the rainwater goods is also resulting in water ingress in a number of locations, which has the potential to cause further damage to the fabric of the listed building. In these circumstances, replacement is considered necessary to protect the building and secure its long-term preservation.

I note your comment regarding the identification of replacement rainwater goods on the elevation drawings. These were included within the submitted application and were highlighted in orange on the elevation plans.

Given that the existing guttering is not original, that the replacement would match the existing appearance, and that the current rainwater goods are beyond economic and practical repair, I would respectfully ask that the proposed replacement in aluminium be reconsidered.

Kathryn Messenger

CONSERVATION RESPONSE ON PROPOSED DEVELOPMENT

TO: Levi Crispin

DATE: 18/06/2026

APP. NO: 2026/0461/LBC

FROM: Kate Harris

APPLICANT: Mrs Eileen Messenger,
Walkers Funeral Directors

Direct Dial: 01768 212352

LOCATION: Tynefield House Bridge Lane PENRITH CA11 8HY

DESCRIPTION: Listed Building Consent to replace the existing cast iron rainwater goods with aluminium.

Relevant Policies and Guidance:

- Tynefield House is a Grade II Listed building. Listed Building Policy applies which is contained within the Listed Building and Conservation Areas Act 1990 (as amended) Section 16(2) and states that the local planning authority 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.”
- Policy and guidance are found in the National Planning Policy Framework Section 16 and its associated Planning Practice Guidance.
- The sentiment of the Act and the National Planning Policy Framework applicable to this application, are reflected in local policy – Eden Local Plan Policy ENV10.

Assessment of Significance:

Tynefield House is a handsome neo-classical house dated to 1804, described in the listing as austere and by Pevsner as “cool, elegant and very restrained”. The front elevation is of Greystoke ashlar in a symmetrical design of three bays with tripartite openings in slightly recessed arches to the ground floor, and simple sash windows above. The secondary elevations are of red sandstone and of lower architectural quality. The property is listed at Grade II.

Justification

The application suggests that the poor condition of the guttering justifies its replacement, however, does not offer justification for the change in material.

Comments

The existing rainwater goods, although in poor condition, are traditional in both style and material, and make a positive contribution to the significance of the building. No justification has been provided for the change to a modern material. Without such justification, the change cannot be supported, and it is unlikely that sufficiently convincing justification could be provided. The applicant is advised to repair the existing guttering. Repair can include replacement of failed sections, provided that any replacement is identical in material and dimensions to the existing. Such repair does not need listed building consent, so the application could be withdrawn.

If the applicant wishes to proceed with the application for replacement aluminium rainwater goods, further information is required, including justification for the change in material and the identification of the replacement rainwater goods on the elevation plans. A coloured lined indicating replacement sections is likely to be sufficient.

Conclusion

In accordance with the provisions of s16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities must 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. Preserving means not harming the special interest of the building, as opposed to keeping it unchanged.

The replacement of cast iron guttering with aluminium would cause less than substantial harm to the significance of the listed building, with the impact of the harm falling towards the lower end of the spectrum encompassed by paragraph 215 of the NPPF. The harm could be avoided by repairing the existing rainwater goods. The scheme is therefore not in accordance with paragraphs 202 and 212, section 16(2) of the Act or policy ENV10 of the Eden Local Plan and is objected to.