



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 September 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 5 October 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 5 October 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 meeting held on 7 September 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. Unit 7b Mardale Road - Proposed Planning Application for Variation of Condition 4 (operating hours) attached to approval 21/0786

To receive comments from a representative of Stephenson Halliday, the applicant's agent, as part of the public consultation.

7. Land at White Ox Farm - Proposed Planning Application for Residential Development of 44 dwellings and associated works 2026/0349/FPA

To receive comments from a representative of Atkinson Building Contractors as part of the public consultation.

8. 2027/28 Budget Proposals

Consider the written report and the recommendations contained within.

9. Resolutions Report

Note the report.

10. Work Plan

Note the report.

11. Wayfinding Update

Consider the written report and the recommendations contained within.

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

Note the submissions report.

13. 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.

14. Next Meeting

Note the next meeting of the Planning Committee is scheduled for 2 November 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



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Tel: 01768 899 773 Email: office@penrithtowncouncil.gov.uk

Minutes of the meeting of the

PLANNING COMMITTEE

Held on **Monday 7 September 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 D Jayson	North Ward
Cllr B Jayson	West Ward	Cllr C Shepherd	East Ward

Legal and Planning Clerk

MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE

MONDAY 7 September 2026

PART I

PL26/44 Apologies for Absence

Apologies with reasons for absence received from Cllrs Davies and Lawson.

PL26/45 Declarations of Interest

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.

Cllr Shepherd declared that he is a member of an organisation that is currently instructing an architect who also acts on one of the applications to be discussed; however, this would have no bearing on the consideration of this application.

PL26/46 Minutes

Members were asked to authorise the Chair to sign the Minutes of the previous meeting of the Planning Committee held on Monday 27 July 2026.

RESOLVED THAT:

The Chair sign, as a correct record, the minutes of the meeting held on Monday 27 July 2026.

PL26/47 Public Participation

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

PL26/48 EXCLUDED ITEMS: Public Bodies (Admissions to Meetings) Act 1960

Members considered whether any items on the agenda should be considered without the presence of the press and public, pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act, 1960, and agreed that there were no agenda items to be considered without the press or public.

PL26/49 Resolutions report

Members noted the report.

PL26/50 Work Plan

Members noted the report.

PL26/51 Wayfinding Update

Members received the report.

PL26/52 Planning Process and Issues

Members noted the updated National Planning Policy Framework.

PL26/53 – Submission of comments on behalf of the Town Council to notifications of Planning Applications in the area

Members noted the Submissions Report.

PL26/54 Planning Applications

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

Item number	01
Application Number	<u>2026/1004/LBC</u>
Location Address	3 Middlegate Penrith CA11 7PG
Proposal	Listed Building Consent for the retention of replacement signage
Response	Object. PTC agrees to the principle of a new sign being installed on the listed building, but does not support the application as presented as it is not compliant with planning requirements, including Eden Shopfront and Advertisement Design SPD and Westmorland and Furness Council Design Code. PTC also notes the comments of the Conservation Officer that the entrance doors appear to have been replaced and that this should be included in the listed building application.

Item number	02
Application Number	<u>2026/1504/FPA</u>
Location Address	Ast Signs Ltd Box House Greenbank Road Eden Business Park Penrith CA11 9FB
Proposal	Erection of commercial units for mixed use and installation of substation, outdoor sports courts with canopy, and clubhouse with access, parking, fencing and landscaping
Response	Object. PTC fully supports the application in principle. However, the additional information requested by consultees including the Local

	Highways Authority, WF&C Arboriculturalist and United Utilities must be provided before the application can be properly considered.
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Item number	03
Application Number	<u>2026/1258/HOU</u>
Location Address	Hidcote Lowther Street Penrith CA11 7UW
Proposal	Erection of a wooden arch at each entrance to front garden of property.
Response	Object. The proposed arches harm the appearance of the area as they are overbearing in the streetscape. However, the wooden bin store is acceptable. Councillors Jackson and B Jayson abstaining.

Item number	04
Application Number	<u>2026/0533/FPA</u>
Location Address	9 Newton Road Penrith CA11 9ED
Proposal	Creation of access and driveway
Response	Support.

Item number	05
Application Number	<u>2026/1441/HOU</u>
Location Address	37 Brunswick Square Penrith CA11 7LS
Proposal	Installation of EV chargepoint as part of Westmorland and Furness Council's trial EV pavement channel project.
Response	Support, request that the charger installed is the least obtrusive colour available.

Item number	06
Application Number	<u>2026/1651/LBC</u>
Location Address	The Gathering 3 King Street Penrith CA11 7AR
Proposal	Installation of Air Conditioning into proposed kitchens with AC Cassette units installed within flat roof area (hidden from view)
Response	Support.

Item number	07
Application Number	<u>2026/1650/FPA</u>
Location Address	The Gathering 3 King Street Penrith CA11 7AR
Proposal	Installation of Air Conditioning into proposed kitchens with AC Cassette units installed within flat roof area.
Response	Support.

Item number	08
Application Number	<u>2026/1533/LBC</u>
Location Address	The Friarage Friargate PENRITH CA11 7XR
Proposal	Listed building consent for division of property to create two dwellings by blocking access doorway.
Response	Support, request that consent is conditional upon the doorway being blocked using methods and materials appropriate to a listed building.

Item number	09
Application Number	<u>2026/1535/FPA</u>
Location Address	The Friarage Friargate PENRITH CA11 7XR

Proposal	Division of property to create two dwellings by blocking access doorway.
Response	Support, request that the doorway is blocked using methods and materials appropriate to a listed building.

Item number	10
Application Number	<u>2026/1550/LBC</u>
Location Address	26 Great Dockray Penrith CA11 7DE
Proposal	Listed building consent for external works including rendering and painting of front yard wall and painting of ironwork. Works to replace yard slabs and path tiles.
Response	Support.

Item number	11
Application Number	<u>2026/1548/HOU</u>
Location Address	26 Great Dockray Penrith CA11 7DE
Proposal	External works including rendering and painting of front yard wall and painting of ironwork. Works to replace yard slabs and path tiles.
Response	Support.

Item number	12
Application Number	<u>2024/2292/FPA</u>
Location Address	United Reform Church Lowther Street PENRITH CA11 7UW
Proposal	Change of use of former United Reform Church into 6no residential flats and the erection of a single linked dwelling in the car park. Part retrospective.

Response	Object. The proposal constitutes overdevelopment which will affect the amenity of residents in the area. Comment - it is not clear how the stained glass windows will be retained and preserved in the building. PTC notes that the application does not reflect the proposals of the conservation officer regarding management of the stained glass windows and location of PV panels. PTC requests that any works to, or relocation of, the stained glass windows should be conditional upon the relevant approvals of ecclesiastical authorities being obtained prior to such works.
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PL26/55 Next Meeting

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

PART II PRIVATE SECTION

There were no further items in this part of the Agenda.

CHAIR:

DATE:

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

Access to Information

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Background Papers

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MEETING: Planning Committee

DATE: 05 October 2026

REPORT: 2027/28 Budget: Process and Proposals

AUTHOR: Responsible Finance Officer

ITEM NUMBER: 08

Does the report contain information which has been identified as confidential?

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Yes

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No

PUBLIC REPORT

1. Recommendations/Decision Required:

The committee is requested to consider this report and indicate:

- i. whether any revision should be made to the Planning budget of £5,000 for the current financial year.
- ii. whether £5,000 as shown in the Medium-Term Financial Plan appears reasonable to meet as yet unforeseen expenditure and;
- iii. Whether it wishes to identify any service development proposals to be submitted as growth bids in the 2027/28 budget process.

2. Council Plan priorities

This report contributes to the performance theme that ensures that the annual budget process shall align with the Councils Business Plan

3. Report Details

3.1 The Finance Committee, 14 September 2026 has agreed guidelines for the preparation of the Council's budget for 2027/28 and has adopted the following parameters which are in line with previous years:

- There should be a clear distinction between the committed level of service (the base budget) and proposals to develop services (growth items).
- All Councillors are to be given the opportunity to suggest growth items to improve the Council's services.
- Growth proposals should be scheduled separately from the base budget and assessed by reference to the Council's priorities.

3.2 The key dates in the preparation of the 2027/28 budget are as follows:

5 October 2026	Planning Committee to consider growth proposals, redirection or reduction in resources.
By Fri 30 October	Individual Councillors to submit budget proposals.
09 November 2026	Budget Working Group to consider broad budget prospects.
24 November 2026 (Tues) (TBC)	Budget Working Group to consider initial draft detailed budget.
14 December 2026	Finance Committee to consider the final proposed budget for 2027/28
25 January 2027	Council to approve budget and determine precept.
By 30 January 2027	Precept request submitted to Westmorland and Furness Council

The remainder of this report deals with the first step in the process, mainly for the Communities Committee to consider whether it wishes to make any changes in its budget for next year. The Committee's recommendations will be forward to the meeting of the Budget Working Group on 09 November 2026.

3.3 Base Budget

The Base Budget is a continuation budget which identifies and provides for the current committed level of service to be maintained. This involves the current year's budget being adjusted to remove any one-off items in the 2026/27 budget and to include the estimated costs of contractually committed changes to expenditure or income. Any approved revisions to the current year's budget should also be assessed to see if they will affect the 2027/28 budget.

The statement at **Appendix A** shows:

- the Committee's 2026/27 Approved Budget;
- its section of the current Medium Term Financial Plan (MTFP)

The budgetary control statement to 31 August 2026 reported to Finance Committee on the 14 September 2026 shows £19,108 expenditure against the current year's budget of £25,080. The largest part of the spend is £18,580 for Public Realm.

Based on this years spend and in fact previous years spend it appears that the current year's £5,000 budget will be more than adequate. Members are therefore requested to consider whether any revision is required to the £5,000 provision, eg to reduce it or spread it between this year and next, as this would inform a more accurate forecast of the Council's overall finances at year end.

The Medium-Term Financial Plan at Appendix A currently shows the Committee's base budget for Planning services continuing at £5,000 per annum; Members are asked to consider whether this provision can be justified as appropriate for the medium term up to 2030/31.

3.4 Service Development Proposals

Committees and individual Members are being given the opportunity to suggest items which would involve increased expenditure but would enable the Council to provide a better level of service to the community. These could be one off items, for a single financial year, or could create an ongoing financial commitment, in which case the implications should be identified clearly.

Growth items (bids) will not be included in the Base Budget but will be scheduled separately for consideration by the Budget Working Group, Finance Committee and Council. In all cases, proposals should be assessed by reference to the Council Plan priorities, which currently are:

- Place
- Protection
- Partnership
- Prosperity
- People
- Performance
- Pursue

The Committee is asked to consider whether it wishes to propose any service development proposals to be progressed as growth bids in the budget process.

Implications

4. Legal

Sections 41 and 50 of the Local Government Finance Act 1992 require the Council to calculate its annual budget requirement and its resulting precept by 28 February.

5. Resources

A sound budget process is essential for robust financial management. This report identifies the relevant issues relating to the Committee's budget.

6. Equality and Diversity

There are no equality and diversity implications associated with this report.

7. Biodiversity & Climate Change

There are no biodiversity and climate change implications associated with this report.

8. Risks and other Considerations

The main risk is an inadequate budget process which fails to recognise financial and or legal responsibilities. This may lead to overspendings and unwelcome curtailment of spending programmes; possible unpalatable council tax increase; setting an illegal budget; potential reputational damage. A sound budget process will address these risks.

9. Background Information/Documents

None. Budgetary control working papers 2026/27

Budget Process 2027/28, Finance Committee, 14 September 2026.

10. Appendices

Appendix A - Medium Term Financial Plan – Planning Committee



Penrith Town Council

PLANNING COMMITTEE

2026/27 TO 2030/31

APPROVED BUDGET 2026/27	Heading	2027/28	2028/29	2029/30	2030/31
£		£	£	£	£
	EXPENDITURE				
	PLANNING COMMITTEE:				
	Planning:				
5,000	Planning Consultancy	5,000	5,000	5,000	5,000
20,080	Public Realm				
25,080	Planning Committee Total	5,000	5,000	5,000	5,000

MEETING: PLANNING COMMITTEE

DATE: 5 October 2026

REPORT: Resolutions Report

AUTHOR: PLANNING COMMITTEE CLERK

ITEM NUMBER: 09

Date	Activity	Supporting Notes
Brought Forward from Previous Year		
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
6 Jul 26	Planning applications considered	Responses returned
27 Jul 26	W&FC Local Plan Scoping Consultation and Survey	Survey response returned
27 Jul 26	Planning applications considered	Responses returned
7 Sept 26	Planning applications considered	Responses returned
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 - see "Borderlands" below 2. Public Realm - initial concept drafts prepared	1. Wayfinding - see "Borderlands" below 2. Public Realm - concept drafts finalised and presented to W&F, response awaited				
	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	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	Ongoing				
Planning	Advocate for the alignment of the Community Infrastructure Levy across Westmorland & Furness	PCC	Letter submitted 2025 and oral question raised to cabinet - monitor.					Raised at cabinet spring 2026, W&F indicated they will review in 2029	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.	W&F consultation closed and no change to speed limit					
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.						
Planning	Ensure that all planning, highways and footpath matters are considered and responded to within the legal framework	PCC	PTC Statutory Consultee on Planning matters.						
	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.		Response sent to W&F Local Plan Scoping Consultation August 2026				
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.	Contract ongoing	Signage being installed				
Communications	Keep the Council website updated with Planning Committee Agenda & Minutes	PCC	As and when required update the website.	Completed	Completed				
Administration	Produce Planning Committee Agenda & Minutes	PCC	As and when required update the website.	Completed	Completed				

KEY:

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



MEETING: Planning Committee

DATE: 5 October 2026

REPORT: Penrith Wayfinding & Interpretation Project Underspend

AUTHOR: Community Services Manager & Business Services Manager

ITEM NUMBER:

Does the report contain information which has been identified as confidential?

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Yes

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No

PUBLIC REPORT

1. Recommendations/Decision Required:

Planning Committee is asked to:

- i. Note that the Penrith Wayfinding & Interpretation Project is complete, with only snagging requirements and final financial reconciliation outstanding, and is expected to come in under budget against the approved Borderlands Inclusive Growth Deal grant award.
- ii. Recommend that the final underspend, currently estimated at circa £50,000 subject to final reconciliation by the Responsible Financial Officer, be returned to Northumberland County Council for allocation to other important eligible Borderlands projects in Penrith, enabling the remaining funding to continue delivering benefit for the town.

2. Council Plan priorities

Projects - The Council will work with partners to deliver Borderlands initiatives and town regeneration projects with partners and other stakeholders.

3. Report Details

- 3.1. This report updates Members on the anticipated underspend from the Penrith Wayfinding & Interpretation Project. The scheme is complete, with only snagging requirements and final financial reconciliation outstanding. The final underspend will be confirmed once all eligible project costs have been reconciled.
- 3.2. The project has delivered the Penrith Wayfinding Strategy through the installation of new and improved town centre signage, including fingerposts, interpretation panels, gateway signs, updated mapping, directional information and associated refurbishment and replacement works to outdated signage.

- 3.3. The scheme was identified through the Borderlands Place Programme, which Penrith Town Council endorsed at its meeting on 21 February 2022 (Minute PTC21/116). Project Initiation Documents were then developed and submitted to the Borderlands Board for the project, which the Council noted at its meeting on 27 March 2023 (Minute PTC22/125).
- 3.4. Full Council considered the final Borderlands Business Case for the Wayfinding and Interpretation project on 24 March 2025, under Minute PTC24/112(i), and agreed the final business case submission for funding from the Borderlands Inclusive Growth Deal.
- 3.5. The project was subsequently approved for funding. The Grant Funding Agreement awarded £196,116 from the Borderlands Inclusive Growth Deal to Penrith Town Council, through Northumberland County Council, for the Penrith Wayfinding & Interpretation Project based on estimates for the total scheme cost.
- 3.6. Full Council approved the Grant Funding Agreement at its Extra Ordinary Meeting on 3 November 2025 (Minute PTC25/60(i)(a)).
- 3.7. Following confirmation of the funding agreement, tender documents were prepared and the tender process was undertaken in accordance with the Council's procurement requirements. The Council approved the tender evaluation result at its meeting on 15 December 2025, under Minute PTC25/74, and awarded the signage contract to Trueform Engineering. The original contract value for the capital works was £124,730.78, excluding the separate £17,500 provision for 10 years of maintenance.
- 3.8. The competitive tender process achieved a contract price below the estimated value used to secure the grant award. This has resulted in an anticipated underspend while still enabling the approved wayfinding scheme to be delivered.
- 3.9. The final underspend is not yet known. It remains subject to completion of snagging requirements, confirmation of all eligible invoices and final reconciliation by the Responsible Financial Officer with Northumberland County Council.
- 3.10. Under the Grant Funding Agreement, the funding can only be used for the approved project and eligible expenditure. It cannot be used for unrelated works or other ineligible expenditure.
- 3.11. The Penrith Wayfinding Strategy has been delivered through the scheme and the approved works are complete, subject only to snagging. The remaining funding is therefore not required to complete the project and there are no further eligible works against which the Town Council can apply the anticipated underspend.
- 3.12. It is therefore recommended that, once snagging is complete and the final financial position has been confirmed, the unused balance be returned to Northumberland County Council for allocation to

other eligible Borderlands projects in Penrith – delivering further community benefit in Penrith.

Implications

4. Legal

The Council has entered into a Grant Funding Agreement with Northumberland County Council for the Penrith Wayfinding & Interpretation Project. The Agreement requires the grant to be used only for the approved project and eligible expenditure and provides that no grant can be paid for ineligible expenditure. The Council must therefore ensure that all expenditure claimed is eligible and that any unused grant is dealt with in accordance with the Agreement and Northumberland County Council's requirements.

The Penrith Wayfinding Strategy has been delivered through the Wayfinding and Interpretation Scheme and the scheme is therefore complete. The anticipated underspend is no longer required for delivery of the approved project. Returning the confirmed balance to Northumberland County Council would comply with the Grant Funding Agreement and allow the funder to allocate it to other important eligible Borderlands projects in Penrith, retaining the benefit of the funding for the town.

5. Resources

The project is funded through a £196,116 Borderlands Inclusive Growth Deal grant. The approved Trueform Engineering tender amount for the capital works was £124,730.78. The separate £17,500 provision for 10 years of maintenance is not funded through the Borderlands grant. Further costs of £8,840 were paid for digital works associated with the project.

The final underspend, currently estimated at circa £50,000, will be confirmed by the Responsible Financial Officer as part of the final reconciliation.

6. Equality and Diversity

The completed project supports accessibility by improving the clarity, consistency and readability of town centre signage and helping residents and visitors move more confidently between key destinations, public transport points, car parks, public spaces, heritage sites and shopping areas.

7. Biodiversity & Climate Change

No direct biodiversity or climate change implications have been identified from this report.

8. Risks and other Considerations

The main risks relate to grant compliance and confirmation of the final underspend. The Grant Funding Agreement restricts the grant to the approved project and eligible expenditure and provides that no grant can be paid for ineligible expenditure. The circa £50,000 estimate must not be treated as final until snagging requirements, contract adjustments and all eligible project costs have been reconciled. These risks are reduced by the Responsible Financial Officer confirming the final position with Northumberland County Council before the unused balance is returned for allocation to other important eligible Borderlands projects in Penrith.

9. Background Information/Documents

Full Council, 21 February 2022, Minute PTC21/116, endorsement of the Borderlands Place Plan; Full Council, 27 March 2023, Minute PTC22/125, Project Initiation Documents; Borderlands Governance Report, Full Council, 16 January 2024; Full Council, 3 November 2025, Minute PTC25/60(v), establishment of the Wayfinding Project Monitoring Group; Full Council report, 16 March 2026, Borderlands Project: Interpretation and Wayfinding; Planning Committee, 2 March 2026, Minute PL25/124, Update on Interpretation and Signage; Planning Committee report, 13 April 2026, Penrith Wayfinding & Interpretation Project; Planning Committee, 11 May 2026, Minute PL25/149; Planning Committee, 1 June 2026, Minute PL/13; Planning Committee report, 24 June 2026, Penrith Wayfinding & Interpretation; Borderlands Place Programme Grant Funding Agreement between Northumberland County Council and Penrith Town Council; Penrith Wayfinding Scheme.

10. Appendices

None.



MEETING: PLANNING COMMITTEE

DATE: 5 October 2026

ITEM: 12

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	<u>2026/1423/HOU</u>
Location Address	8 Tyne Close Terrace Penrith Cumbria CA11 7ES
Proposal	Ground floor rear extension and creation of front porch.
Response	Support

MEETING: PLANNING COMMITTEE

DATE: 5 October 2026

ITEM 13: 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 the most relevant planning policies / guidance are set out below. This list is not exhaustive. The National Planning Policy Framework will apply to all planning applications, unless otherwise stated.

[Eden Local Plan](#)

[Eden Management of Conservation Areas Supplementary Planning Document](#)

[Eden Shopfront and Advertisement Design SPD](#)

[Historic England Conservation Principles](#)

[National Planning Policy Framework \(August 2026\)](#)

[Penrith Neighbourhood Development Plan](#)

[Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)

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

[Westmorland and Furness Council Design Code](#)

Item	01
Application	<u>2026/1747/FPA</u>
Location	Unit 7b Mardale Road PENRITH
Proposal	Variation of Condition 4 (operating hours) attached to approval 21/0786.
Planning Guidance	Eden Local Plan incl ENV9 - Other Forms of Pollution Penrith Neighbourhood Development Plan
Comments	Development completed 04.07.2022. A representative of Stephenson Halliday, agents for the applicant, will attend the meeting.

Item	02
Application	2026/0349/FPA
Location	Land at White Ox Farm Penrith
Proposal	Residential development of 44 dwellings and associated works. Reconsultation - revised supporting documentation received and description of proposal has changed (44 dwellings instead of 53)
Planning Guidance	Eden Local Plan incl policies LS1 Locational Strategy, LS2 Housing Targets and Distribution, DEV1 General Approach to New Development, DEV2 Water Management and Flood Risk, DEV3 Transport, Accessibility and Rights of Way, DEV4 Infrastructure and Implementation, DEV5 Design of New Development, HS1 Affordable Housing, HS4 Housing Type and Mix, HS5 Accessible and Adaptable Homes, ENV1 Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity, ENV2 Protection and Enhancement of Landscapes and Trees, ENV4 Green Infrastructure Networks, ENV5 Environmentally Sustainable Design, ENV7 Air Pollution, ENV9 Other Forms of Pollution, COM3 Provision of New Open Space, PEN1 A Town Plan for Penrith Penrith Neighbourhood Development Plan incl Policy 1 Environmentally Sustainable Design, Policy 3 Accessibility and Social Inclusion, Policy 5 High Quality New Homes, Policy 6 Housing Type and Mix, Policy 10 Walking and Cycling Westmorland and Furness Council Design Code
Comments	A representative of Atkinson Building Contractors will attend the meeting.

Item	03
Application	2026/1591/FPA
Location	Land at A6 and B5305 Bowscar PENRITH CA11 8RP
Proposal	Outline application for Class E(g) and/or Class B2 and/or Class B8 development, with approval sought for access. (following approved NMA under 2025/1174/NMA by variation of Condition 4 and removal of Condition 10 through s.73)
Planning Guidance	Eden Local Plan incl policies DEV1 General Approach to New Development, DEV2 Water Management and Flood Risk, DEV3 Transport, Accessibility and Rights of Way, DEV4 Infrastructure and Implementation, EC1 Employment Land Provision
Comments	The application relates to conditions 4 and 10 to the planning consent 22/0989. The development was started on 07/09/2025.

Item	04
Application	2026/1661/FPA
Location	Old Register Office Friargate Penrith Cumbria CA11 7XR
Proposal	Replacement of 1no acrylic fascia sign and 1no steel wall plaque. Addition of solar panels to the roof and removal of external door to East elevation.
Planning Guidance	Eden Local Plan incl Policy DEV1 General Approach to New Development, DEV5 Design of New Development, EC5 Advertising/Signposting, EC7 Town Centres and Retailing, ENV10 The Historic Environment Eden Management of Conservation Areas Supplementary Planning Document Eden Shopfront and Advertisement Design SPD Penrith Neighbourhood Development Plan incl Policy 4 Conservation Areas in Penrith, Policy 12 Shopfront Design Planning (Listed Buildings and Conservation Areas) Act 1990 Town and Country Planning (Control of Advertisements) (England) Regulations (2007) Westmorland and Furness Design Code: Shopfronts
Comments	None.

Item	05
Application	2026/0080/ADV
Location	My Kebab 37 Middlegate PENRITH CA11 7PT
Proposal	Advertisement Consent for 3no illuminated fascia signs and 1no illuminated projecting sign.
Planning Guidance	Eden Local Plan incl Policy DEV1 General Approach to New Development, DEV5 Design of New Development, EC5 Advertising/Signposting, EC7 Town Centres and Retailing, ENV10 The Historic Environment Eden Management of Conservation Areas Supplementary Planning Document Eden Shopfront and Advertisement Design SPD Penrith Neighbourhood Development Plan incl Policy 4 Conservation Areas in Penrith, Policy 12 Shopfront Design Planning (Listed Buildings and Conservation Areas) Act 1990 Town and Country Planning (Control of Advertisements) (England) Regulations (2007)

	Westmorland and Furness Design Code: Shopfronts
Comments	None.

Item	06
Application	2026/1668/ADV
Location	Penrith Body Repairs Heritage House Blamire Road Eden Business Park PENRITH CA11 9FH
Proposal	Advertisement consent for signs including 2 no. Non-Illuminated Fascia Signage, 2 no. Orange and White internally illuminated letters, 9 no. Halo illuminated letters, 2 no. Non-Illuminated Fascia Signs and 9 no. Non-Illuminated Letters (PBR).
Planning Guidance	Eden Local Plan Policy incl DEV1 General Approach to New Development, DEV5 Design of New Development, EC5 Advertising/Signposting, EC7 Town Centres and Retailing Eden Shopfront and Advertisement Design SPD Penrith Neighbourhood Development Plan incl Policy 12 Shopfront Design Town and Country Planning (Control of Advertisements) (England) Regulations (2007) Westmorland and Furness Design Code: Shopfronts
Comments	None.

Item	07
Application	<u>2026/1660/HOU</u>
Location	20 Netherend Road Penrith CA11 8PF
Proposal	Erection of single storey side extension, and associated works to include creation of new access, installation of solar panels to South facing roof slope and air source heat pump to West elevation. Replacement external doors including garage, and landscaping improvements to include a new patio area.
Planning Guidance	Eden Local Plan, in particular policies DEV1 General Approach to New Development, DEV5 Design of New Development Westmorland and Furness Council Design Code: House Extensions & Alterations
Comments	None.