Penrith Town Council

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

DATE: 28 October 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 2 November 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.

V. Tunnadine

Mrs V. Tunnadine, Town Clerk

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

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

AGENDA

PLANNING COMMITTEE 2 November 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 5 October 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. **Wayfinding Update**
   Officers are aware of a small number of minor spelling errors on some of the recently installed wayfinding and interpretation signs. These were identified following installation and, working with partners, work is underway to arrange the necessary corrections. Details of associated financial implications (if any) will be reported to Council when confirmed. Members are asked to note this update.

7. **Resolutions Report**
   Note the report.

8. **Work Plan**
   Note the report.

9. 2027/28 Budget Proposals

Consider whether Members wish to identify any service development proposals to be submitted as growth bids in the 2027/28 budget process.

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

There are no submissions to note.

11. Planning Applications

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

12. Planning Process and Issues

(a) Westmorland and Furness Council Consultation on plans to improve walking and cycling access and 'double mini-roundabout' junction

Consider the consultation and agree an appropriate response.

(b) Story Homes Fairways Phase 3 Pre-application Consultation

To consider the consultation papers (which can be found in the link in the heading) and agree an appropriate response.

(c) Tree Preservation Order No. 19, 2026, Land Between Beacon Edge and Carleton Hill Road, Penrith

Receive the notice and agree an appropriate response.

(d) Morland Parish Council Neighbourhood Plan

To consider and comment as appropriate on the Regulation 16 Notification on the submission of the Neighbourhood Plan proposal from Morland Parish Council. This can be found using the link in the heading.

13. Next Meeting

Note the next meeting of the Planning Committee is scheduled for 7 December 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
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https://www.penrithtowncouncil.gov.uk/

Background Papers
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Minutes of the meeting of the

PLANNING COMMITTEE

Held on **Monday 5 October 2026**, at 5:15 pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PRESENT

Cllr Bowen	Pategill Ward	Cllr Davies	West Ward
Cllr Holden	Carleton Ward	Cllr Jackson	North Ward
Cllr D Jayson	North Ward	Cllr B Jayson	West Ward
Cllr D Lawson	Carleton Ward	Cllr C Shepherd	East Ward

Legal and Planning Clerk

MINUTES FOR THE MEETING OF THE

PLANNING COMMITEE

MONDAY 5 October 2026

PART I

PL26/56 Apologies for Absence
Apologies with reasons for absence received from Cllrs Bowen, Lawson and Shepherd.

PL26/57 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. No interests or dispensations were received.

PL26/58 Minutes
Members were asked to authorise the Chair to sign the Minutes of the previous meeting of the Planning Committee held on Monday 7 September 2026.

RESOLVED THAT:

The Chair sign, as a correct record, the minutes of the meeting held on Monday 7 September 2026.

PL26/59 Public Participation

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

(a) Members agreed that the representatives of the applicant could speak about Planning Application **2026/1747/FPA** immediately prior to it being considered.

RESOLVED THAT:

Planning Application **2026/1747/FPA** be considered immediately after the following item to enable the representative to make their presentation and leave the meeting should they so wish.

(b) Members agreed that the representative of Atkinsons Building Contractors could speak about the reconsultation of Planning Application **2026/0349/FPA** immediately prior to it being considered.

RESOLVED THAT:

Planning Application **2026/0349/FPA** be considered immediately after Planning Application **2026/1747/FPA** to enable the representative to make their presentation and leave the meeting should they so wish.

PL26/60 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.

PL26/61 Planning Application for Consideration:

Members received a presentation from representatives of the applicant in relation to the following application.

Item	01
Application	**2026/1747/FPA**
Location	Unit 7b Mardale Road PENRITH
Proposal	Variation of Condition 4 (operating hours) attached to approval 21/0786.
Response	Support, request a condition that nearby residents are notified before each implementation of 24 hr operations.

PL26/62 Planning Application for Consideration:

Members received a presentation from representatives of Atkinsons Builders in relation to the following application.

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)
Response	Support and note the following comments: 1. Lighting on the development should reflect the recommendations of the Designing Out Crime Officer 2. The Town Council questions the proposed estimate of only 16 children being resident on the development 3. A transport contribution should be requested by W&F Council. The development is too far to walk from the town centre. 4. Penrith Town Council continues to have major concerns about the effect of new development in Penrith on the physical and social infrastructure of the town, including the road network, educational placements and NHS services such as doctors and dentists. In order to mitigate this, provision for additional infrastructure should be built into the conditions for planning approval for new developments.

PL26/63 2027/28 Budget Proposals

Members considered the report and recommendations contained within.

(a) RESOLVED THAT:

i. no revision should be made to the Planning budget of £5,000 for the current financial year;
ii. the sum of £5,000 as shown in the Medium-Term Financial Plan appears reasonable to meet as yet unforeseen expenditure.

(b) Cllr D. Jayson proposed a growth bid proposal for the 2027/28 budget process at the meeting.

Proposed by: Cllr D. Jayson

Seconded by: Cllr Jackson

RESOLVED THAT:

Councillor D. Jayson's growth bid proposal be further discussed with officers prior to progressing further through the budget process.

PL26/64 Extension of Meeting

In accordance with Standing Order 3x, Cllr Jackson proposed the extension of the meeting of Planning Committee.

Proposed by: Cllr Jackson

Seconded by: Cllr B. Jayson

RESOLVED THAT:
The meeting of Planning Committee be extended.

PL26/65 Resolutions report

Members noted the report.

PL26/66 Work Plan

Members noted the report.

PL26/67 Wayfinding Update

Members considered the report and recommendations contained within.

APPROVED THAT:

The matter be deferred for further information and a further meeting be convened.

PL26/68 – Submission of comments on behalf of the Town Council to notifications of Planning Applications in the area
Members noted the Submissions Report.

PL26/69 Planning Applications

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

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)
Response	Support, subject to approval of this application by Highways.

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.
Response	Support.

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.
Response	Object as the proposals are not compliant with planning policy. Councillor B Jayson abstained from voting and declared a non-pecuniary interest as she has commented on the application in her role as a Westmorland and Furness councillor.

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).
Response	Support. Councillor B Jayson abstained from voting.

Item	07
Application	**2026/1660/HOU**
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.
Response	Support. All hardstanding should be permeable.

PL26/70 Next Meeting
Members noted that the next meeting was scheduled for Monday 2 November 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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MEETING: PLANNING COMMITTEE

DATE: 2 November 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
5 Oct 26	Planning applications considered	Responses returned
5 Oct 26	Planning applications considered	Responses returned
5 Oct 26	Planning budget of £5,000 for current financial year reviewed and approved	Confirmed to Budget Working Group
5 Oct 26	Medium term financial plan - planning budget of £5,000 approved	Confirmed to Budget Working Group
5 Oct 26	Budget 2027/28 - Cllr D Jayson growth bid project be further discussed with officers	
5 Oct 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 Infrastrucure 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 consulatation 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.			Respond to W&F consultation on Sandgate and Fell Lane Safety and Accessibility Improvements			
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 particpate 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: 05 October 2026

REPORT: 2027/28 Budget: Process and Proposals

AUTHOR: Responsible Finance Officer (updated by Planning Clerk 02 November 2026)

ITEM NUMBER: 09

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

[ ] Yes [x] No

PUBLIC REPORT

1. Recommendations/Decision Required:

The committee is requested to consider this report and indicate 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:

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 Committee's recommendations will be forward to the meeting of the Budget Working Group on 09 November 2026.

3.3 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 in 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.

MEETING: PLANNING COMMITTEE

DATE: 2 November 2026

ITEM 11: Planning applications for consideration

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

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	**2026/1887/HOU**
Location	Heathfield Croft Terrace Penrith CA11 7RS
Proposal	Opening in boundary wall to create access to a new off-street parking area.
Planning Guidance	**Eden Local Plan** ENV 10 The Historic Environment **Eden Management of Conservation Areas Supplementary Planning Document** **Penrith Neighbourhood Development Plan** Policy 4 Conservation Areas in Penrith **Planning (Listed Buildings and Conservation Areas) Act 1990 s72** "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*".
Comments	Proposed parking area materials are permeable.

Item	02
Application	**2026/1727/HOU**
Location	49 Wordsworth Street Penrith CA11 7QY
Proposal	Replacement of 7 wooden construction single-glazed sliding sash windows with new PVC-U double-glazed sliding sash windows to the rear of the property.
Planning Guidance	**Eden Local Plan** ENV 10 The Historic Environment **Eden Management of Conservation Areas Supplementary Planning Document** **Penrith Neighbourhood Development Plan** Policy 4 Conservation Areas in Penrith **Planning (Listed Buildings and Conservation Areas) Act 1990 s72** "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*".
Comments	Windows to rear elevation only.

Item	03
Application	**2026/1911/HOU**
Location	111 Lowther Street Penrith Cumbria CA11 7UW
Proposal	Installation of EV chargepoint to front wall. as part of Westmorland and Furness Council's trial EV pavement channel project.
Planning Guidance	**Eden Local Plan** ENV 10 The Historic Environment **Eden Management of Conservation Areas Supplementary Planning Document** **Penrith Neighbourhood Development Plan** Policy 4 Conservation Areas in Penrith **Planning (Listed Buildings and Conservation Areas) Act 1990 s72** "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*".
Comments	None

Item	04
Application	**2026/1926/LBC**
Location	24 Sandgate Penrith CA11 7TJ
Proposal	Listed Building Consent for replacement of five uPVC windows and PVC front door with timber sliding sash windows and timber panelled front door.
Planning Guidance	**Eden Local Plan** ENV 10 The Historic Environment **Eden Management of Conservation Areas Supplementary Planning Document** **Penrith Neighbourhood Development Plan** Policy 4 Conservation Areas in Penrith **Planning (Listed Buildings and Conservation Areas) Act 1990 s72** "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*".
Comments	Official list entry: The Druids Arms, Penrith - 1145057 | Historic England The existing uPVC windows and front door were installed in 2022 by the applicant, who was unaware that Listed Building Consent was required. No consent was therefore sought or obtained.The application proposes to remove the existing unauthorised uPVC windows and door and replace them with timber windows and a door.

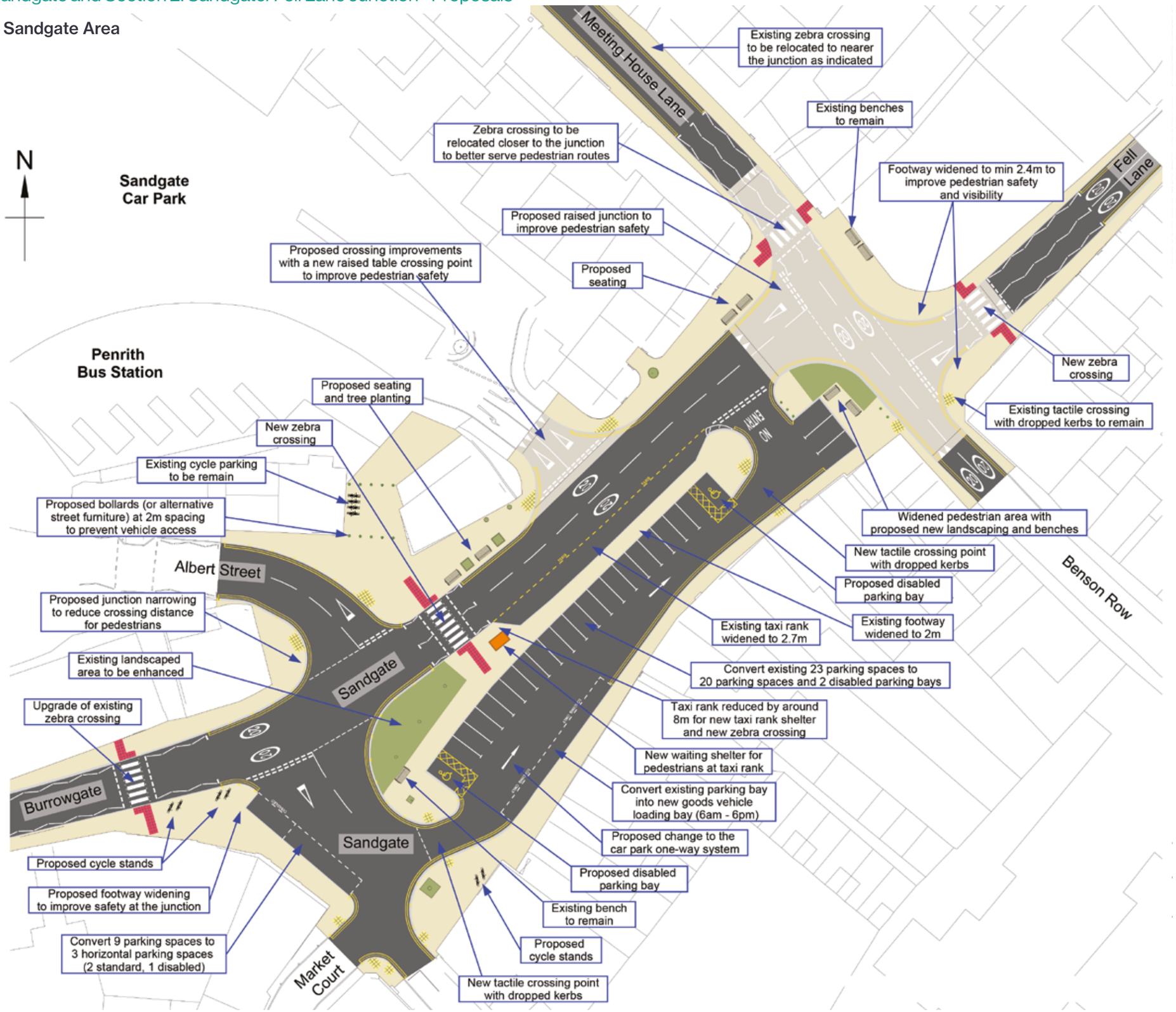
Item	05
Application	**2026/2014/FPA**
Location	Land at Sand Croft Penrith CA11 8BB
Proposal	Erection of 1no bungalow with garage.
Planning Guidance	**Eden Local Plan**, including policies DEV1 General Approach to New Development and DEV5 Design of New Development. **Penrith Neighbourhood Development Plan** **Westmorland and Furness Council Design Code**
Comments	There is an extant planning permission for 8 units on this site already **94/0384**. This is a new application for the remaining plot.

Item	06
Application	**2026/0248/LBC**
Location	White Horse Great Dockray Penrith CA11 7BL
Proposal	Listed Building Consent to replace the upper floor and install steel to provide extra support and stability. Remove ceilings in the upper floors to allow for vaulted ceilings, works include the removal of both lat plaster and plaster-boarded areas. A significant area of lat plaster is damage due to extensive water damage.
Planning Guidance	**Eden Local Plan** ENV 10 The Historic Environment **Eden Management of Conservation Areas Supplementary Planning Document** **Penrith Neighbourhood Development Plan** Policy 4 Conservation Areas in Penrith **Planning (Listed Buildings and Conservation Areas) Act 1990 s72** "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*".
Comments	None.

Item	07
Application	**2026/2009/HOU**
Location	108 Lowther Street PENRITH CA11 7UW
Proposal	Single storey extension to rear, and basement extension to front with alterations to steps, retaining wall and placement of man hole covers. Enlargement of rear window opening to form French doors, and replace 3 UPVC window. Re-roof and installation of solar panels to rear.
Planning Guidance	**Eden Local Plan** ENV 10 The Historic Environment **Eden Management of Conservation Areas Supplementary Planning Document** **Penrith Neighbourhood Development Plan** Policy 4 Conservation Areas in Penrith **Planning (Listed Buildings and Conservation Areas) Act 1990 s72** "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*".
Comments	None.

Section 1: Sandgate and Section 2: Sandgate/Fell Lane Junction - Proposals

Location 1 - Sandgate Area



Westmorland & Furness Council

westmorlandandfurness.gov.uk

Sandgate and Fell Lane, Penrith

Safety and Accessibility Improvements

Safer and more accessible for walking, wheeling and cycling

Consultation Document
12 October to 13 November 2026



Introduction

We would like your feedback on plans to improve Sandgate and the Fell Lane area in Penrith.

The improvements aim to make it safer, easier and more pleasant to walk, wheel and cycle between the Scaws residential area, Beaconside Primary School and Sandgate in the town centre. The improvements aim to help people to make everyday journeys, such as travelling to school, work and the shops. They could also make leisure journeys easier, including trips along two National Cycle Network Routes that pass through the area.

This will be the first major project to be delivered from the Penrith Local Cycling and Walking Infrastructure Plan (LCWIP).

The LCWIP plan sets out how we can create a better network of routes for walking, wheeling and cycling across Penrith. The aim is to give more people the choice to make everyday journeys in an active way so that it is beneficial for health.

By wheeling, we mean using a wheelchair or other wheeled mobility aids.

How the project is being funded

Westmorland and Furness Council has secured the funding for constructing the scheme from a number of Government sources including Active Travel England's Consolidated Active Travel Fund and the Department for Transport's Local Transport Grant.

Have your say

The proposals in this document are not the final designs. We want to hear from people who know and use this area so that we can make the scheme the best it can be.

Your local knowledge can help us to understand what works well, what could be improved and if there's anything we have missed. We will review your feedback and use it to help refine the designs before we move to the construction stage.



How to use this document

We're inviting your views on plans to improve Sandgate and some other locations in the Fell Lane area of the town.

This document explains what we are proposing, why we are proposing it and what the changes could mean for the area. Plans, photos and 3D images rather than Maps, diagrams and images. are included throughout to help explain the proposals.

As you read the document, please think about what works well, what could be improved and whether there is anything we have missed. Your comments will be used to guide the next stages of design and construction.

At the end of the document, you can find details on how to respond to the consultation, including:

- How to submit feedback online or by post
- The deadline for responses
- Information about the public drop-in event.

What we want the scheme to achieve

The overall aim of the project is to make it safer and easier for people to walk, wheel and cycle, while improving the area for everyone who lives, works, visits or travels through it.

The project aims to:

- **Make walking, wheeling and cycling easier and safer**, giving people the choice to use these ways of travelling for local journeys
- **Improve connections to Beaconside Primary School and local neighbourhoods**, supporting the growth of the town
- **Make junctions safer and easier to use, by simplifying complex road layouts**, improving crossing points and removing barriers for people walking and wheeling
- **Help people feel safer when travelling through the area**, with particular consideration given to the experiences of women and girls
- **Make Sandgate a more attractive and welcoming gateway to Penrith town centre**, and create a more appealing, healthier place for people to spend time



The Current Situation

Penrith's historic street layout is often narrow and usually dominated by motor vehicles. Some roads are disproportionally wide compared to the pavements that run alongside.

Narrow pavements make it more difficult for some pedestrians, such as people walking with young children and people using wheelchairs, prams or other mobility aids. We want to widen pavements where we can.

Pedestrian crossing facilities are lacking in areas where people most want to cross, despite lots of people walking and wheeling at busy times of the day. We want to install new crossing points for pedestrians where we think they will be of most benefit.

Current facilities provided for people who walk or wheel are sometimes limited in their ability to cater for everybody's needs, so they are not fully inclusive.



Travelling in an active way in your local area should be easily accessible to everyone. We want to improve accessibility throughout the project.

This includes adding features such as:

- Zebra crossings
- Wider pavements
- Dropped kerbs
- Tactile paving
- Bench seating
- Cycle parking
- Smoother surfacing

The junction of Sandgate / Fell Lane / Meeting House Lane / Benson Row has two adjacent mini-roundabouts. This junction is therefore quite complex and can cause confusion. Pedestrian crossing facilities at the junction are lacking. We want to simplify the junction and improve safety for all its users. We also want to make it easier and safer for pedestrians and cyclists. Roundabouts are not the easiest type of junction for cyclists, so we want to make it more accessible for cycling, especially people who are less confident in cycling. The junction is on two routes of the National Cycle Network.

In Sandgate, there are not many places for people to rest and enjoy the street. There is limited seating, landscaping and cycle parking available. Wide roads, large junctions and parked vehicles dominate the space. We want to create a more welcoming and attractive gateway to the town centre through our proposed improvements in Sandgate.



Our Proposals

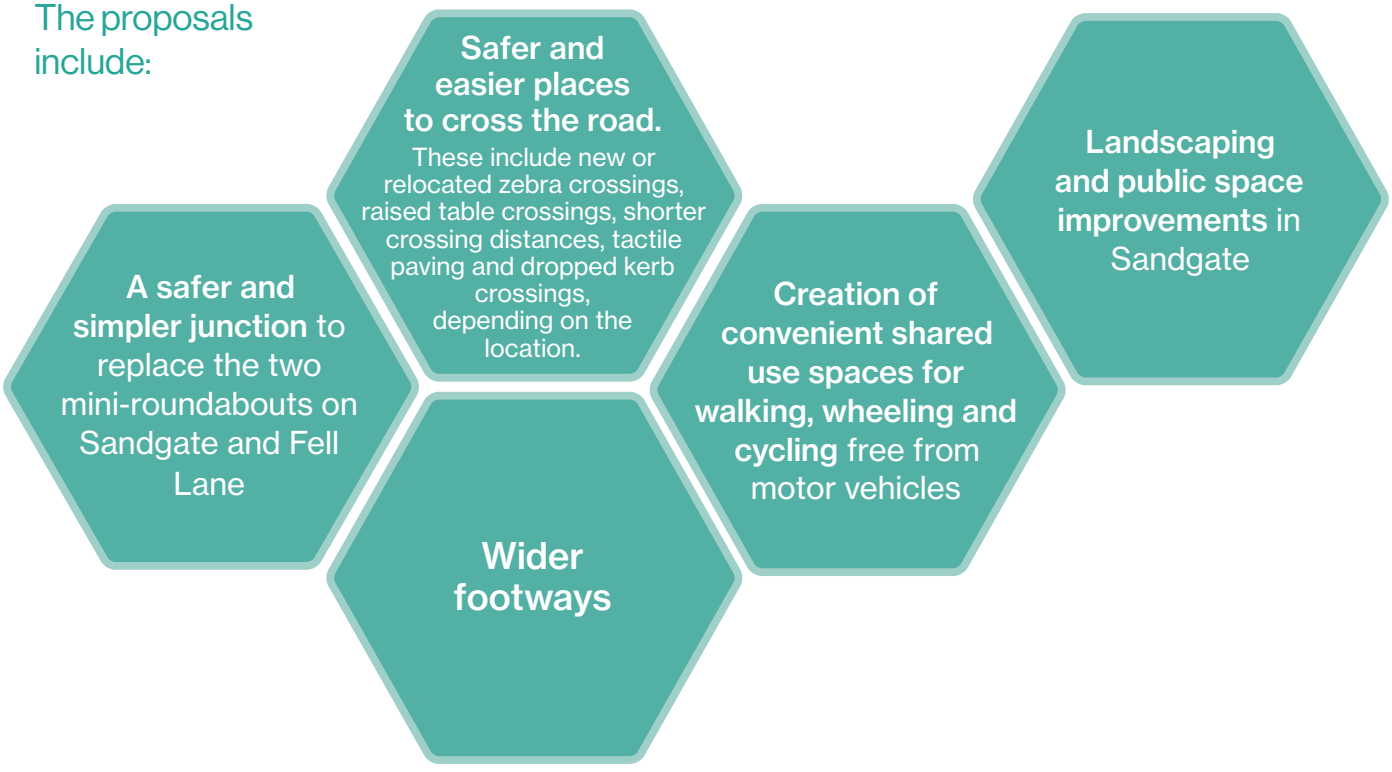
The Sandgate and Fell Lane scheme includes the Sandgate and Fell Lane junction and nearby streets and routes.

The proposals aim to make it safer and easier to walk, wheel and cycle between Scaws, Beaconside Primary School, Sandgate and Penrith town centre. They also aim to improve road safety for everyone using the area.

Our proposals are shaped by feedback from previous public engagement on the development of the Penrith LCWIP, in addition to engagement with stakeholders as the initial designs were developed.

The proposals align with local and national policy to encourage walking, wheeling and cycling as preferred everyday travel choices. This helps to reduce reliance on car travel, and create healthier, more connected communities.

The proposals include:



The scheme will complement the new 20mph speed limit being implemented by Spring 2027.

The proposals shown in this document are at a preliminary stage of design, meaning they represent the overall direction of the scheme but do not yet include all the finer details.

After the consultation, we will consider your feedback and continue to develop the designs. Further design work will refine elements such as signage, lighting, cycle parking, street furniture, landscaping, and materials.



Locations for improvement

For this consultation, we have divided the scheme into three sections:

Section 1: Sandgate

Accessibility and public space improvements

Section 2: Sandgate / Fell Lane junction

Changes to the junction and improvements for people crossing or travelling through it

Section 3: Adjoining Routes

Other accessibility improvements on nearby streets

The plan below shows where these three parts of the scheme are located.



Section 1: Sandgate

Our proposals aim to make Sandgate a more welcoming and attractive gateway into Penrith town centre. We want to create more space for pedestrians and make these spaces more appealing and more easier to use.

Our proposals for Sandgate include:

- 20mph speed limit agreed for implementation by Spring 2027
- Improved pedestrian crossing provision at the side roads of Albert Street and the exit to the Bus Station/Sandgate Car Park
- New dropped kerb tactile crossings in several locations
- New zebra crossing near the taxi rank and Ming's Kitchen
- Wider footways at the Albert Street / Sandgate junction, outside the Spar and Foundry 34 and outside the row of parking bays adjacent to the taxi rank
- Pedestrian waiting shelter for the taxi rank
- Cycle parking outside the Spar and outside Fellside Carpets and Flooring
- Improvements to the National Cycle Network signing
- Change to the direction of traffic routing in the parking area between The Druids Arms and the taxi rank
- Provide a goods vehicle loading bay for daytime use outside the Druids Arms/ Bake4Eden
- Add three new disabled parking bays
- Change to the layout of the parking bays outside the Spar and Foundry 34, with a wider pavement and reduction in parking spaces
- Changes to double yellow lines from no waiting at any time (allows loading) to no loading at any time (Locations: at the junction of Sandgate/Burrowgate opposite the Spar and at the Albert Street junction)
- New landscaped area with a place to rest and meet at the top of Sandgate outside Precision Beauty
- Improvements to the existing landscaped area on the island opposite the Spar / near the taxi rank



Visualisation 1 – an aerial view looking across Sandgate from above Fell Lane, with the proposed new Sandgate / Fell Lane road junction in the foreground.



Visualisation 2 – a view looking down Sandgate with a proposed widened footway by the taxi rank in the centre and the proposed new raised table crossing point at the bus station exit on the right.

Section 2: Sandgate / Fell Lane Junction

Our proposals will make the junction simpler and safer for all road users. We plan to change the junction layout and make it easier for people to cross safely where they want to and make it easier for people cycling through the junction.

Our proposals for the Sandgate / Fell Lane Junction include:

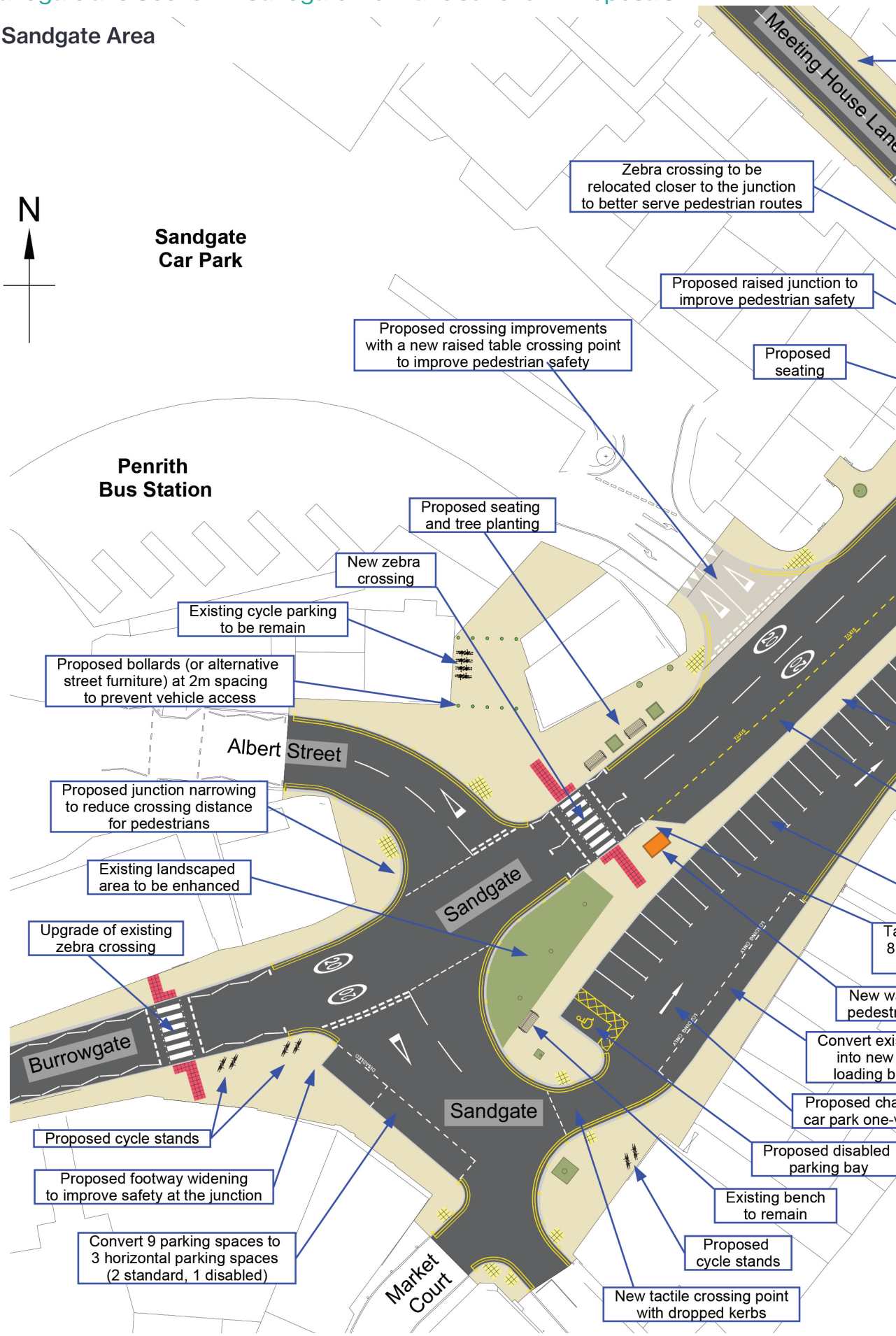
- 20mph speed limit agreed for implementation by Spring 2027
- Removal of the two mini-roundabouts and replacement with 'T' junction
- New raised table across the entire junction
- New zebra crossing near the bottom of Fell Lane
- Relocated zebra crossing on Meeting House Lane closer to the Sandgate junction
- Wider pavements on both sides at the bottom of Fell Lane
- Improved visibility at the junction by introducing new give-way lines
- Improved signage for cyclists using the National Cycle Network

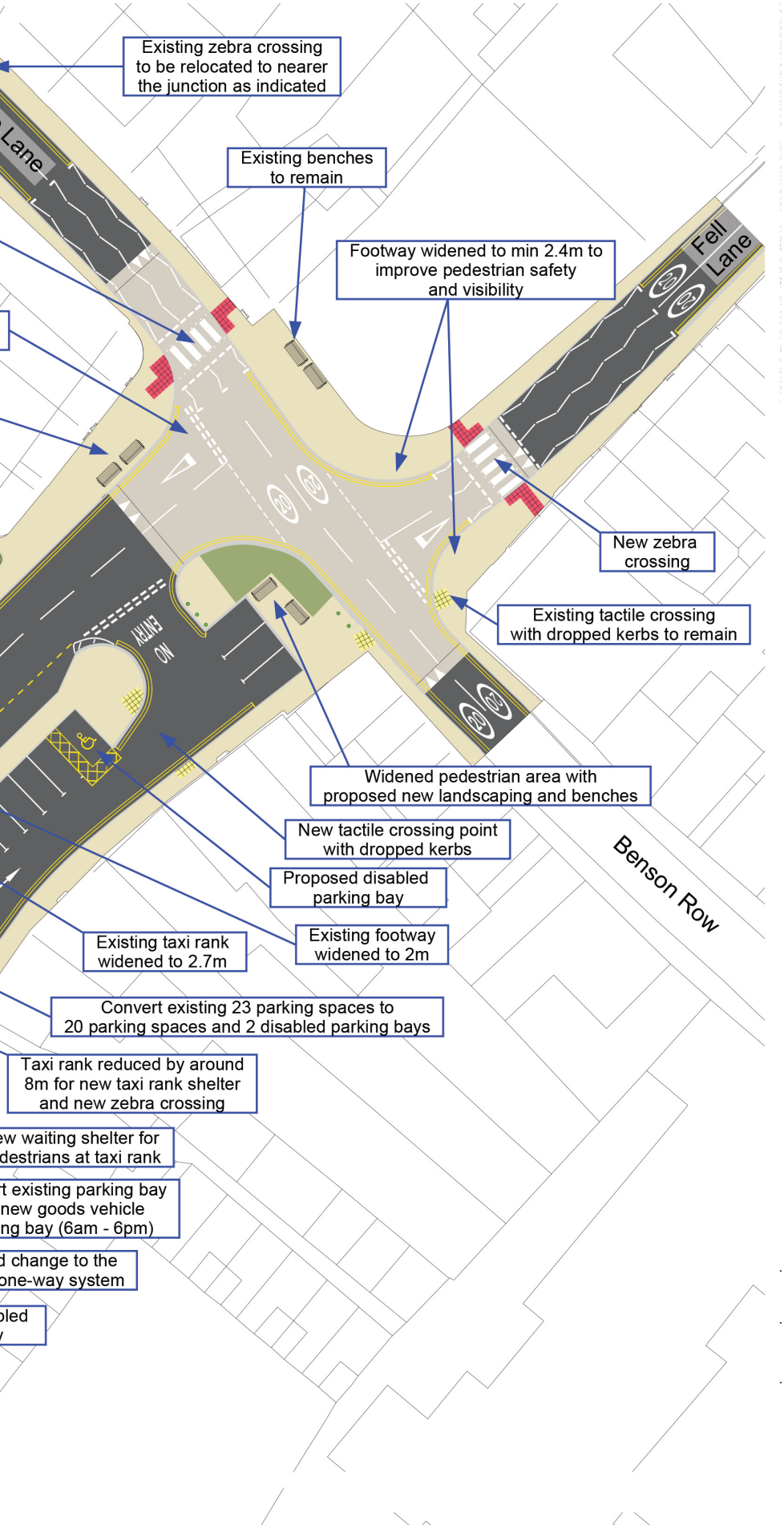


Visualisation 3 – a view looking across the proposed new raised table junction from Benson Row with a new landscaped area to the left on Sandgate, a new zebra crossing across Meeting House Lane and a new zebra crossing to the right on Fell Lane.

Section 1: Sandgate and Section 2: Sandgate/Fell Lane Junction - Proposals

Location 1 - Sandgate Area





Note: Colours shown are indicative only and used for illustrative purposes.

Section 3: Adjoining Routes

Our proposals will make walking and wheeling easier, safer and more inclusive close to various junctions on popular routes between Sandgate and the Scaws residential area. This includes improving some junctions for walking and wheeling on the way to Beaconside Primary School.

Our proposals for the adjoining routes include:

- 20mph speed limit agreed for implementation by Spring 2027
- New zebra crossing across the existing dropped kerb tactile crossing point on Benson Row (Location 2)
- New raised table tactile crossing points on Brentfield Way / Fell Lane junction (Location 3)
- New or improved dropped kerb tactile crossing point on Fell Lane / Brent Road junction (Location 4)
- Narrowing of the Brent Road / Fell Lane junction to make it easier to cross the road (Location 4)
- New raised table tactile crossing point on Pennine Way / Hutton Hill junction (Location 5)
- New bench seating at Brentfield Way / Fell Lane junction and Pennine Way / Hutton Hill junction (Location 3 & 5)
- Prohibiting vehicle access in a short narrow section of Hallin Croft (Location 6)
- Formalising a shared use route on the lane between St Andrew's Churchyard and Mansion House (Location 7)



Visualisation 4 – a view looking at the proposed new zebra crossing on Benson Row, near the junction of Friargate and Folly Lane.

Section 3: Adjoining Routes - Proposals

Location 2 - Benson Row / Friargate / Folly Lane Junction



Location 3 - Brentfield Way / Fell Lane Junction



- Carriageway (existing surfacing to remain)
- Footway
- Raised table
- Uncontrolled crossing tactile paving
- Controlled / zebra crossing tactile paving
- Bollards
- Existing grass verge
- Bench seating
- Wall structure / stone set paving

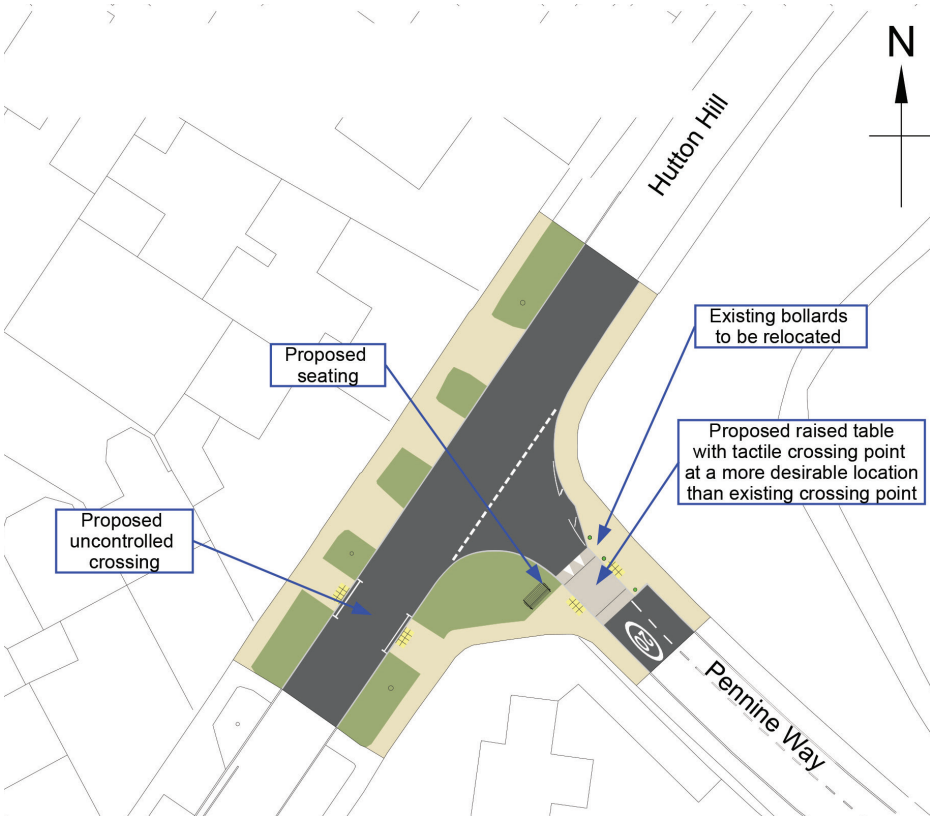
Note: Colours shown are indicative only and used for illustrative purposes.

Section 3: Adjoining Routes - Proposals

Location 4 - Brent Road / Fell Lane Junction



Location 6 - Pennine Way / Hutton Hill Junction

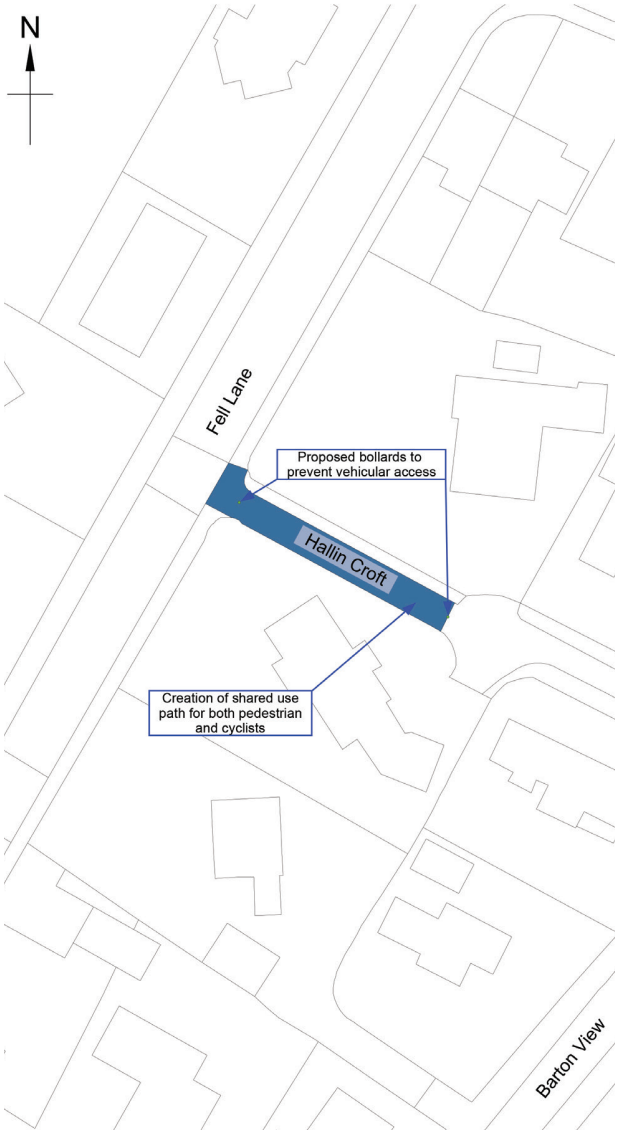


- Carriageway (existing surfacing to remain)
- Footway
- Raised table
- Uncontrolled crossing tactile paving
- Controlled / zebra crossing tactile paving
- Bollards
- Existing grass verge
- Bench seating
- Wall structure / stone set paving

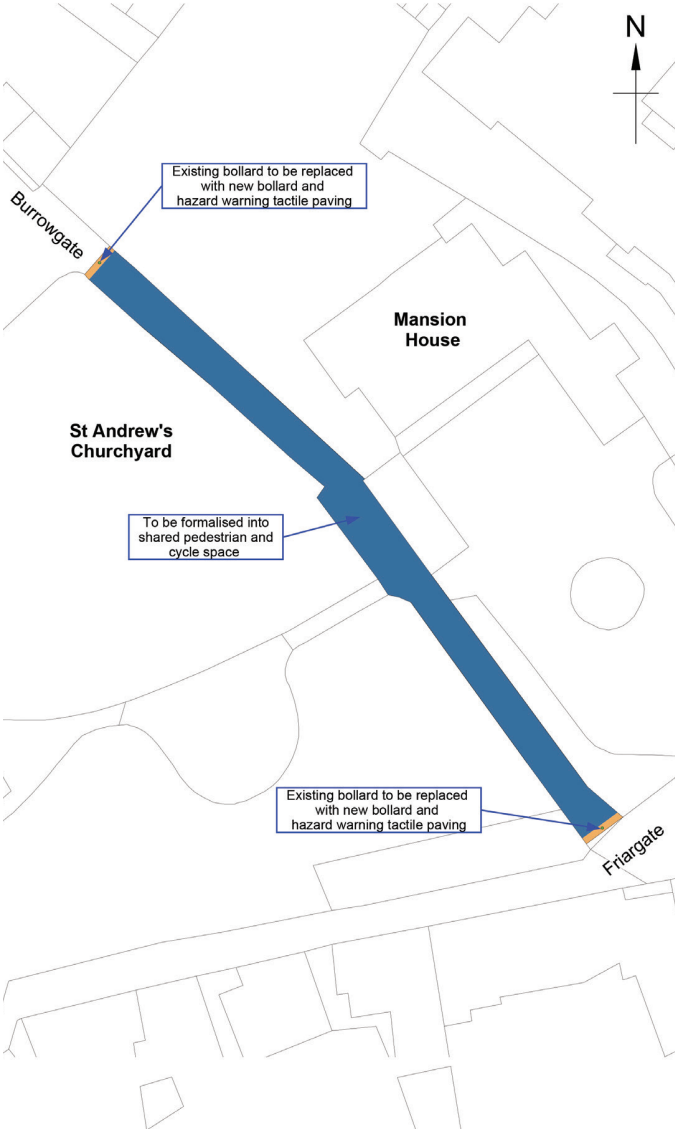
Note: Colours shown are indicative only and used for illustrative purposes.

Section 3: Adjoining Routes - Proposals

Location 6 - Hallin Croft



Location 7 - By St Andrew's Churchyard



Bollards

Shared pedestrian and cycle space

Note: Colours shown are indicative only and used for illustrative purposes.

Have Your Say

Community engagement and feedback is important and will help to shape our initial ideas, to ensure we can make the proposals the best they can be.

We would like to consider your feedback and use this to inform the development of the design ready for construction.

Our consultation will be open from Monday 12 October 2026 to Friday 13 November 2026.

- **Attend our public drop-in session:** You can also attend our public drop-in session on Wednesday 14 October 2026 1pm-5pm at Penrith Library to talk to the project team about the proposals before submitting a response.

You can respond to the consultation in the following ways:

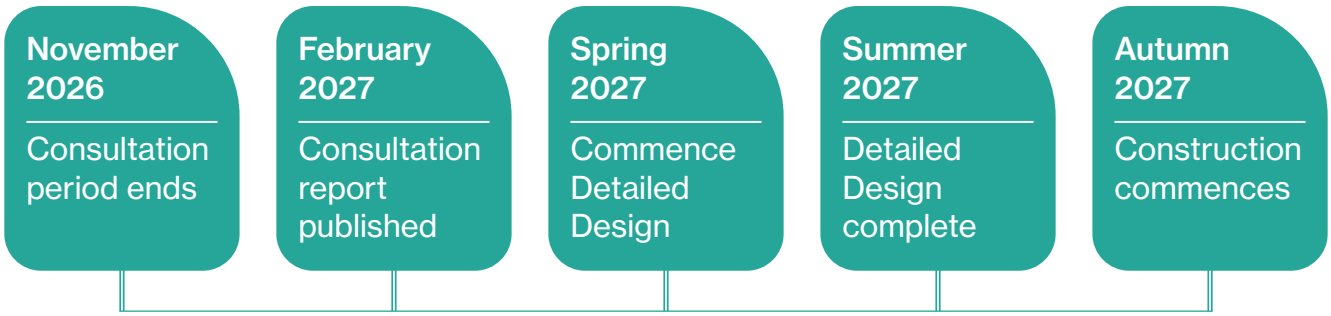
- **Complete a survey online:** using the link https://consult.westmorlandandfurness.gov.uk/westmorland-and-furness-council/sandgate/
- **Complete a paper survey:** Fill out the questionnaire over the next few pages, hand it in at Penrith Library or return the completed document to:
  Active Travel Team, Communities Place and Economy, Voreda House, Portland Place, Penrith, Cumbria, CA11 7BF.

Following the consultation, we will publish a feedback report in February 2027 on the Council's Sandgate to Fell Lane project webpage. This will summarise the public views on our proposals and how this will be used to shape the further design.

Next steps are summarised below.

Next steps

Following the consultation finishing, a report will be prepared summarising the findings. Feedback from the consultation will inform the detailed design. The project will then be constructed later in 2027.



Questionnaire Survey

We recognise that these proposals affect a wide range of people including residents, businesses, school communities, bus operators, taxi operators, people with disabilities, visitors and motorists.

We are seeking your feedback on the proposals to inform the next stage of the design.

Please use the QR code or survey link to provide your feedback via the online survey: **consult.westmorlandandfurness.gov.uk/westmorland-and-furness-council/sandgate/**

Alternatively, you can complete the survey questions on the next few pages, hand it in at Penrith Library or post it to: **Active Travel Team, Communities Place and Economy, Voreda House, Portland Place, Penrith, Cumbria, CA11 7BF.**

Existing conditions

1. **What do you think about the existing conditions in the Sandgate / Fell Lane area?** (Please briefly state the reason for each rating you give in the space underneath each question).

	Very good	Good	Fair	Poor	Very poor	Not applicable
a) Ease of crossing the road	☐	☐	☐	☐	☐	☐
b) Space available on pavements	☐	☐	☐	☐	☐	☐
c) Provision for cycling	☐	☐	☐	☐	☐	☐
d) Ease for wheeling (e.g. using a wheelchair, pushchair, mobility scooter, push scooter, rollator)	☐	☐	☐	☐	☐	☐
e) Sandgate as an attractive gateway to the town centre with places to rest and enjoy the street	☐	☐	☐	☐	☐	☐
f) Ease of using the Sandgate / Fell Lane mini roundabouts as a motorist	☐	☐	☐	☐	☐	☐
g) Ease of delivery of goods (i.e. loading) for businesses	☐	☐	☐	☐	☐	☐

Overall proposals

2. Do you support the overall scheme? (Please select only one item).

☐ Strongly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose

3. How important do you consider the following outcomes to be?

	Very important	Important	No opinion	Less important	Not important
a) Walking, wheeling and cycling become easier and safer	☐	☐	☐	☐	☐
b) Connections to Beaconside Primary School and residential areas are improved	☐	☐	☐	☐	☐
c) Junctions are safer and easier to use, through simplifying road layouts and improving crossing points	☐	☐	☐	☐	☐
d) People feel safer (including women and girls) when travelling through the area	☐	☐	☐	☐	☐
e) Sandgate is a more attractive and welcoming gateway to Penrith town centre	☐	☐	☐	☐	☐

Section 1: Sandgate

4. How satisfied are you with the following proposals?

	Very satisfied	Satisfied	No opinion	Unsatisfied	Very unsatisfied
a) Improved pedestrian crossing provision at the side roads of Albert Street and at the exit to the Bus Station / Sandgate Car Park	☐	☐	☐	☐	☐
b) New dropped kerb tactile crossings in several locations	☐	☐	☐	☐	☐
c) New zebra crossing near the taxi rank and Ming's Kitchen	☐	☐	☐	☐	☐
d) Wider pavements at the Albert Street / Sandgate junction and outside the row of parking bays adjacent to the taxi rank	☐	☐	☐	☐	☐
e) Wider pavement outside the Spar and Foundry 34 (With changes to parking bay layout)	☐	☐	☐	☐	☐

	Very satisfied	Satisfied	No opinion	Unsatisfied	Very unsatisfied
f) Pedestrian waiting shelter for the taxi rank	☐	☐	☐	☐	☐
g) Cycle parking outside the Spar and outside Fellside Carpets and Flooring	☐	☐	☐	☐	☐
h) Improvements to the National Cycle Network signing	☐	☐	☐	☐	☐
i) Change to the direction of traffic routing in the parking area between The Druids Arms and the taxi rank	☐	☐	☐	☐	☐
j) New goods vehicle loading bay (6am-6pm) outside The Druids Arms / Bake4Eden	☐	☐	☐	☐	☐
k) Provision of three disabled parking bays	☐	☐	☐	☐	☐
l) Changes to double yellow lines from no waiting at any time (allows loading) to no loading at any time (Locations: at the junction of Sandgate / Burrowgate opposite the Spar and at the Albert Street junction)	☐	☐	☐	☐	☐
m) New landscaped area with a place to rest and meet at the top of Sandgate outside Precision Beauty	☐	☐	☐	☐	☐
n) Improvements to the existing landscaped area on the island opposite the Spar / near the taxi rank	☐	☐	☐	☐	☐

5. Do you have any comments on the proposed improvements in Sandgate?

6. Do you have any other suggestions for improving Sandgate?

7. Would the proposals for the Sandgate / Fell Lane Junction encourage you to feel safer and more confident to walk, wheel or cycle in this area?

☐ Yes ☐ No ☐ Unsure

Section 2: Sandgate / Fell Lane Junction

8. How satisfied are you with the following proposals?

	Very satisfied	Satisfied	No opinion	Unsatisfied	Very unsatisfied
a) Removal of the two mini-roundabouts and replacement with 'T' junctions	☐	☐	☐	☐	☐
b) New raised table across the entire junction	☐	☐	☐	☐	☐
c) New zebra crossing near the bottom of Fell Lane	☐	☐	☐	☐	☐
d) Relocated zebra crossing on Meeting House Lane closer to the Sandgate junction	☐	☐	☐	☐	☐
e) Wider pavements on both sides at the bottom of Fell Lane	☐	☐	☐	☐	☐
f) Improved signage for cyclists using the National Cycle Network	☐	☐	☐	☐	☐

9. Do you have any comments on the proposed improvements at the Sandgate / Fell Lane Junction?

10. Do you have any other suggestions for improving the Sandgate / Fell Lane Junction?

11. Would the proposals for the Sandgate / Fell Lane Junction encourage you to feel safer and more confident to walk, wheel or cycle in this area?

☐ Yes ☐ No ☐ Unsure

Section 3: Adjoining Routes

12. How satisfied are you with the following proposals?

	Very satisfied	Satisfied	No opinion	Unsatisfied	Very unsatisfied
a) New zebra crossing to replace the existing dropped kerb crossing at Benson Row (Location 2)	☐	☐	☐	☐	☐
b) New raised table crossing at Brentfield Way / Fell Lane junction (Location 3)	☐	☐	☐	☐	☐
c) Junction improvement at Brent Road / Fell Lane including dropped kerb crossing and junction narrowing (Location 4)	☐	☐	☐	☐	☐
d) New raised table crossing at Pennine Way / Hutton Hill junction (Location 5)	☐	☐	☐	☐	☐
e) New seating at Brentfield Way / Fell Lane junction and Pennine Way / Hutton Hill junction (Locations 3 & 5)	☐	☐	☐	☐	☐
f) Stopping vehicle access in a short narrow section of Hallin Croft (Location 6)	☐	☐	☐	☐	☐
g) Improving the lane between St Andrew's Churchyard and Mansion House for walking, wheeling and cycling (Location 7)	☐	☐	☐	☐	☐

13. Do you have any comments on the proposed improvements on Adjoining Routes?

14. Do you have any other suggestions for improving the Adjoining Routes?

15. Would the proposals for the Adjoining Routes encourage you to feel safer and more confident to walk, wheel or cycle in this area?

☐ Yes ☐ No ☐ Unsure

About you

16. Postcode:

17. What age group are you in?

- ☐ Under 18
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65+

18. Are you?

- ☐ Male
- ☐ Female
- ☐ Other

19. What is your interest in this consultation? (Please select all that apply)

- ☐ I live here
- ☐ I work here
- ☐ I study here
- ☐ I own/manage a business here
- ☐ I operate a taxi in the area
- ☐ I do the school run
- ☐ I commute to work here
- ☐ I do my shopping here
- ☐ I am here for leisure
- ☐ Other (please specify)

20. Which of the following apply to you? (Please select all that apply)

- ☐ I walk in the Sandgate / Fell Lane area
- ☐ I cycle in the Sandgate / Fell Lane area
- ☐ I drive in the Sandgate / Fell Lane area
- ☐ I travel by bus to/from the Sandgate / Fell Lane area
- ☐ I use a mobility scooter in the Sandgate / Fell Lane area
- ☐ I use a wheelchair in the Sandgate / Fell Lane area
- ☐ I use a rollator in the Sandgate / Fell Lane area
- ☐ I am a Blue Badge holder
- ☐ Other (please specify)

Thank you for completing the questionnaire.

Please hand it back to the Council at Penrith Library or post your completed questionnaire to:

Active Travel Team,
Communities Place and Economy,
Voreda House, Portland Place,
Penrith,
Cumbria
CA11 7BF

Westmorland & Furness Council

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

N

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Elms Cottage

MAIN VEHICULAR ACCESS

N LANE

PEDESTRIAN ACCESS

PEDESTRIAN ACCESS

Lakeland View

PEDESTRIAN ACCESS

INGLEWOOD ROAD

The Pinney

PEDESTRIAN ACCESS

PUBLIC OPEN SPACE

PARKING

COMMUNITY CENTRE

EQUIPPED PLAY AREA

SUDs

PEDESTRIAN ACCESS

SECONDARY VEHICULAR ACCESS

SECONDARY VEHICULAR ACCESS

Beechcroft

THE FAIRWAYS PHASE 2

THE FAIRWAYS PHASE 2

KEY:

- Access Points
- Pedestrian Routes
- Alignment of Roman Road
- Existing Tree
- Illustrative New Tree Planting
- Low Density Area
- Medium Density Area
- High Density Area

Your reference:
Our reference: TPO19/2026
Enquiries to: Mr R Charnock
Direct Dial: 01539 793316
Email: trees2@westmorlandandfurness.gov.uk
Date: 29th September 2026

Westmorland & Furness Council

BY EMAIL: townclerk@penrithtowncouncil.gov.uk
Penrith Town Council - Viv Tunnadine, Town Clerk
19-24 Friargate
Penrith
Cumbria CA11 7XR

IMPORTANT – THIS COMMUNICATION AFFECTS PROPERTY IN WHICH YOU MAY HAVE AN INTEREST

Dear Mrs Tunnadine

Tree Preservation Order No. 19, 2026
Land Between Beacon Edge and Carleton Hill Road, Penrith, Cumbria

Please find enclosed a copy of **Tree Preservation Order No 19, 2026** that has recently been served upon **land between Beacon Edge and Carleton Hill Road, Penrith, Cumbria** in which you may have an interest, together with the Formal Notice that explains why the new Order has been served. Should you wish to make a written representation regarding the new Order please send your comments to the address above to be received no later than **2nd November 2026**, ensuring they meet the requirements set out on the Formal Notice. The Order is provisional and will need to be confirmed by the Council within six months of the date of serving otherwise it will lapse.

If you have any queries please contact Ryan Charnock (L2 Arboricultural Officer – Eden, Waste and Environmental Services) using the contact details at the top of this letter.

Yours sincerely

Gareth Candlin
Director | Planning and Regeneration
Thriving Places | Westmorland and Furness Council

Enc

Please quote the reference number in all correspondence

IMPORTANT - THIS COMMUNICATION AFFECTS PROPERTY IN WHICH YOU HAVE AN INTEREST

Town and Country Planning Act 1990
Town and Country Planning (Tree Preservation) (England) Regulations 2012

Tree Preservation Order No. 19, 2026
Land Between Beacon Edge and Carleton Hill Road, Penrith, Cumbria

THIS IS A FORMAL NOTICE to let you know that on the **29th of September 2026** the Council made the above Tree Preservation Order. In simple terms, it prohibits anyone from **cutting down, topping, lopping or damaging the branches or root systems** of the trees described in the Schedule and shown on the plan, without the Council's consent. Further information about Tree Preservation Orders can be found in the National Planning Policy Framework guidance at: https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas

Government national planning practice guidance advises that Tree Preservation Orders should be made by local planning authorities to protect specific trees, groups of trees areas or woodlands if it appears to them to be expedient in the interests of public amenity. The reason for making the Order: The trees and groups subject to this Order are considered to form significant components of the rural landscape setting and confer a high level of amenity value in this area. The trees and groups are mature specimens clearly visible from a number of vantage points from surrounding properties, PROWs and highways. As the trees and groups subject to this Order are located on and border land proposed for allocated housing as part of the draft local development plan and call for sites of 2024, it is deemed expedient to serve a TPO for protection and as part of any future planning considerations. This Tree Preservation Order would provide statutory protection for the trees and allow the local planning authority to review any applications for tree works made in accordance with Regulation 16 of The Town and Country Planning (Tree Preservation)(England) Regulations 2012. Therefore, protection of the trees by a Tree Preservation Order is expedient in the interests of public amenity.

This Order takes effect immediately and is made on a provisional basis. It will continue in force on this basis for a further 6 months unless and until the order is confirmed by the Council, potentially in modified form, whichever occurs first. Before this decision is made, you can make a formal objection or other representations about it.

If you would like to make any objections or other comments, please make sure we receive them in writing by: the **2nd November 2026**. Your comments must comply with Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided below. Send your comments to the Arboricultural Officer, Westmorland and Furness Council, Voreda House, Portland Place, Penrith, Cumbria CA11 7BF. All valid objections or representations are carefully considered before a decision on whether to confirm the order is made. The Council will write to you again when that decision has been made.

Date: 29th September 2026

Signed: D Walls

Authorised Signatory

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND) REGULATIONS 2012

Objections and representations

6(1) Subject to paragraph (2), objections and representations -

- *(a) shall be made in writing and -*
  - *(i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or*
  - *(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;*
- *(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which the objections or representations are made; and*
- *(c) in the case of an objection, shall state the reasons for the objection.*

6(2) *The authority may treat as duly made objections and representations which do not comply with the require ments of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.*

Town and Country Planning Act 1990
Westmorland and Furness Council

Tree Preservation Order No. 19, 2026
Land Between Beacon Edge and Carleton Hill Road, Penrith, Cumbria

THE WESTMORLAND AND FURNESS COUNCIL, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as: Tree Preservation Order No. 19, 2026, Land Between Beacon Edge and Carleton Hill Road, Penrith, Cumbria.

Interpretation

2.—(1) In this Order "the authority" means the Westmorland and Furness Council
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 29th Day of September 2026

The Common Seal of Westmorland and Furness Council was affixed to this Order in the presence of:



D Walls

Authorised Signatory

CONFIRMATION OF ORDER

Tree Preservation Order No. 19, 2026
Land Between Beacon Edge and Carleton Hill Road, Penrith, Cumbria

This Order was / was not confirmed by Westmorland and Furness Council

(a) without modification

or (b) subject to the modifications indicated in red pen

on the day of

Signed: ..... Position held:.....

Authorised to sign in that behalf

REVOCATION OF ORDER

Tree Preservation Order No. 19, 2026
Land Between Beacon Edge and Carleton Hill Road, Penrith, Cumbria

This Order was revoked by

on the day of

Signed: ..... Position held: .....

Authorised to sign in that behalf

SCHEDULE

Article 3

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation	Easting	Northing
T1	**English Oak**	Located within field and along boundary of Carleton Hill Road.	353651	530416
T2	**Sycamore**	Located alongside internal field boundary to the south of beacon Edge.	353392	530681
T3	**English Oak**	Located within field and along boundary of Beacon Edge.	353306	530740
T4	**English Oak**	Located within field and along boundary of Beacon Edge at junction with PROW 358028 gate.	353332	530735
T5	**Sycamore**	Located within field and along boundary of Beacon Edge.	353376	530727
T6	**English Oak**	Located within internal field and bordering PROW 358028.	353305	530592
T7	**Sycamore**	Located within hedge between tarmac footway of Woodberry Heights development and PROW 358033.	353285	530535
T8	**Common Ash**	Located within central internal field boundary.	353479	530589
T9	**Sycamore**	Located alongside internal field boundary north of Carleton Hill Road.	353567	530438

Trees specified by reference to an area
(within a dotted black line on the map)

Reference on map	Description	Situation	Easting	Northing
A1	**NONE**			

Groups of trees

(within a broken black line on the map)

Reference on map	Description	Situation	Easting	Northing
G1	**3x Turkey Oak**	Located alongside internal field boundary north of Carleton Hill Road.	353550	530383
G2	**3x Sycamore**	Located within hedge between tarmac footway of Woodberry Heights development and PROW 358033.	353196	530552
G3	**3x Common Ash, 1x English Oak, 1x Sycamore**	Located within hedge line and bordering PROW 358007 with single standalone sycamore within field boundary hedge alongside Beacon Edge.	353203	530746

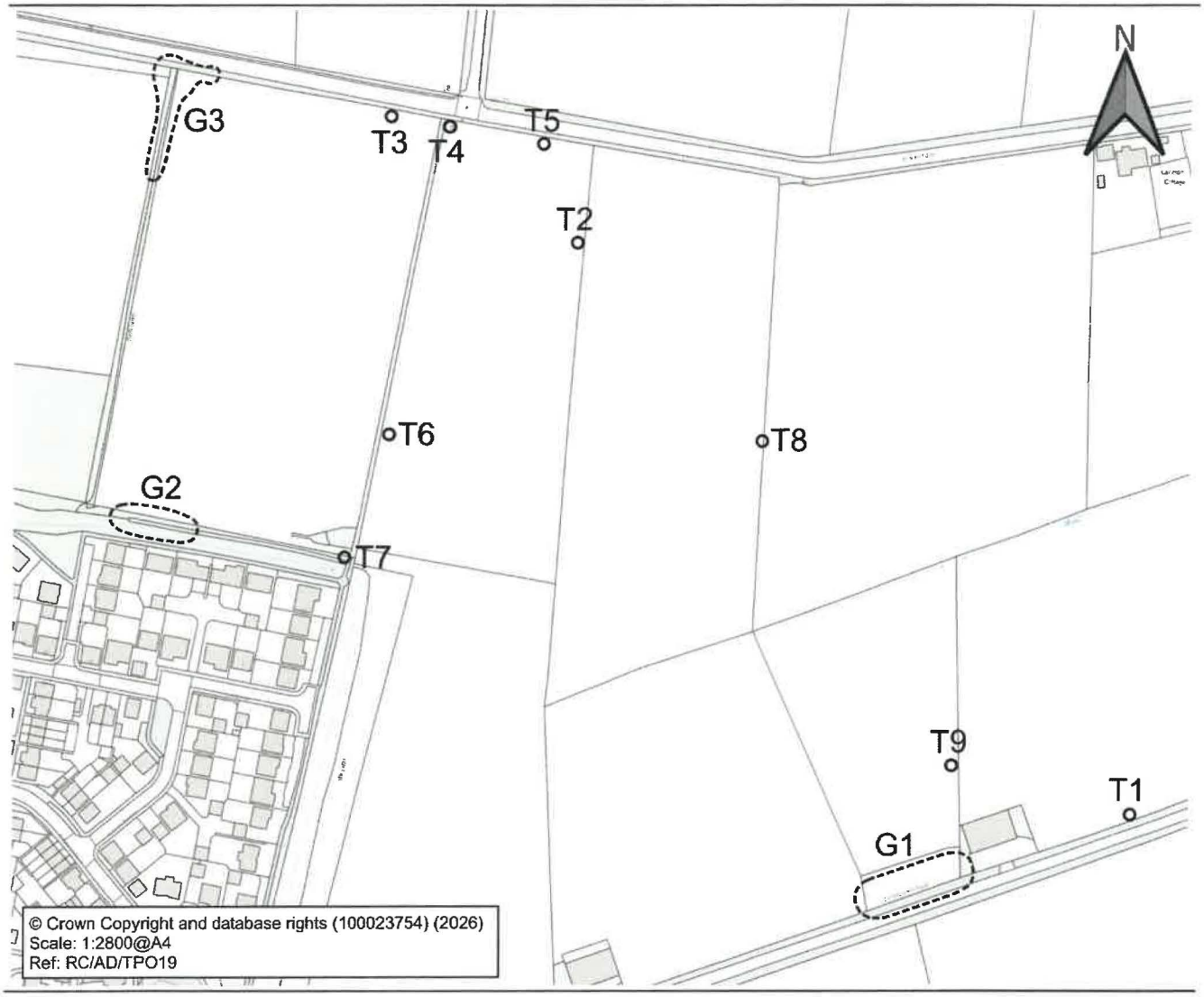
Woodlands

(within a continuous black line on the map)

Reference on map	Description	Situation	Easting	Northing
W1	**NONE**			

Westmorland & Furness Council

Tree Preservation Order No. 19, 2026
Land Between Beacon Edge and Carleton Hill Road, Penrith, Cumbria



The Common Seal of Westmorland and Furness Council was affixed to this Order on:

This Twenty Ninth day of September
Two Thousand and Twenty Six

in the presence of:

D Walls

AUTHORISED SIGNATORY

3850

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