



Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR

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DRAFT Minutes of the meeting of

PLANNING COMMITTEE

Held on Monday 2 October 2023, at 4.00pm, 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. Knaggs	East Ward
Cllr Snell	West Ward

Deputy Town Clerk

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.

MINUTES FOR THE MEETING OF PLANNING

MONDAY 2 OCTOBER 2023

PART I

PL23/29 Apologies for Absence

Apologies for absence with reasons were received from Councillor Jayson, Lawson and Shepherd.

PL23/30 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 4 September 2023 and agreed they be signed as such.

PL23/31 Declaration of Interests and Requests for Dispensations

Members were asked to disclose their interests in matters to be discussed whether disclosable pecuniary or other registrable interest, and to decide requests for dispensations.

- i. Councillor Holden declared that she had been in touch with the officer at Westmorland and Furness Council regarding the proposed traffic calming scheme on Carleton Hill Road which was in her ward and received maps.

PL23/32 Public Participation

Members noted that there were no questions or representations that had been received from members of the public prior to the meeting.

PL23/33 EXCLUDED ITEM: Public Bodies (Admission 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 applications to be considered without the press or public present.

PL23/34 Informal Consultation – Proposed Traffic Calming Measures, Carleton Hill Road

Members considered the informal consultation relating to proposed traffic calming measures proposed by Westmorland and Furness Council on Carleton Hill Road. The proposals include 20mph roundels and traffic tables.

Following the informal consultation, the formal proposals will be advertised for wider public consultation.

RESOLVED THAT:

Without prejudice, the Town Council has no objection to the proposals for Carleton Hill Road and welcomes the formal consultation to move forward with the scheme.

PL23/35 2024/25 Budget: Process and Proposals

Members considered the joint report of the Responsible Finance Office and Services and Contracts Manager.

RESOLVED THAT:

- i. the current Planning budget of £10,000 for the current year and 2025/26 be retained and review the budget for 2026/27 and 2027/28 at a future meeting.
- ii. the budget for Climate Change projects be transferred to either Council or another Committee dependent on the outcome of the review of the climate and biodiversity strategy.
- iii. that a growth bid of £5,000 for 2024/25 be submitted to support the development of a plan to identify improvements which would enhance the public realm and street scape in a cohesive way.

PL23/27 Planning Applications

a) Delegated Responses

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

Planning application number:	23/0416
Site address:	LAND AT CARLETON HALL FARM PENRITH CA11 8RQ
Description:	Erection of a convenience store including associated operations.
Comments	<p>Although Penrith Town Council has no objection in principle, it strongly requests that the following conditions be included.</p> <ol style="list-style-type: none">1. In order for the development to be environmentally friendly and in line with climate polices adopted by both PTC and W&F Councils, the development should include innovative sustainable design solutions including PV panels, high standards of thermal insulation, rainwater harvesting etc2. There should be sustainable planting of native trees/shrubs on the site.

	<p>3. A pavement should be installed on the south side of the A686 from the swan neck of the road to Carleton Brows to the site as the proposed route is totally unacceptable.</p> <p>It is disappointing that it assumed by the developer that residents from Brougham Fields and the existing houses at Eamont Chase Carleton, many occupied by older people, would choose to cross the busy A686 at the existing crossing, then cross the busy Carleton Road Junction, walking along the western footpath to cross again nearer the store. This does not make the store 'convenient' for these residents. It would also be essential for the 30mph to be extended past this area as footfall to the store is likely to increase beyond current figures so safety must be a priority.</p> <p>4. Consideration should be given to the installation of a more formalised pedestrian crossing across the A686 nearer to the store.</p> <p>5. There should be at least one more disabled parking space provided to ensure disadvantaged groups can park easily.</p> <p>6. The parking area should have a permeable surface to reduce rainwater runoff.</p> <p>7. As the site is near an old settlement and the site of the roman road, an archaeological assessment should be undertaken, and any findings recorded.</p>
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b) Planning Applications Considered

Members considered the following applications which had been received and which required a committee decision. Further information could be found on the Eden District Council Website <https://plansearch.eden.gov.uk/fastweb/> by inserting the appropriate planning reference number.

Members considered the following two planning applications together and voted on them separately.

Planning application number:	23/0485
Site address:	25 QUEEN STREET PENRITH CA11 7XD
Description:	Listed Building Consent for renovation and alterations to dwelling to include single storey extension with disabled access and accommodation and replacement front dormer.
RESOLVED THAT:	
A response of NO OBJECTION be returned to Westmorland and Furness Council.	

Planning application number:	23/0484
Site address:	25 QUEEN STREET PENRITH CA11 7XD
Description:	Renovation and alterations to dwelling to include single storey extension with disabled access and accommodation and replacement front dormer.
RESOLVED THAT:	
A response of NO OBJECTION be returned to Westmorland and Furness Council along with the following comments:	
<ul style="list-style-type: none"> i. Although the Town Council would prefer to see Wooden windows in a listed building in a Conservation area, at least on the lower storey windows, this building is in an unobtrusive position and in a very poor state of repair. Any UpVC windows should be heritage windows which look like wood. ii. It is felt that the overwhelming benefit of bringing a listed building back into use, with an accessible extension for a person with disability outweighs any harm to the building or conservation area. iii. the proposed works make the house future proofed by incorporating environmentally sustainable features. 	

Planning application number:	23/0605
Site address:	51 VERONA GRAHAM STREET PENRITH CA11 9LE
Description:	Irish Yew (T1) Fell.
RESOLVED THAT:	
A response of NO OBJECTION be returned to Westmorland and Furness Council with a request that the applicants be taken up on their offer to plant a native tree in place of the Yew to assist with biodiversity and help mitigate greenhouse gasses.	

Planning application number:	23/0572
Site address:	HOWDENS HOWDENS JOINERY HARTNESS ROAD GILWILLY INDUSTRIAL ESTATE PENRITH CA11 9BD
Description:	Variation of condition 2 (plans compliance) to increase the width of the vehicular access, attached to approval 23/0270.
RESOLVED THAT:	
A response of NO OBJECTION be returned to Westmorland and Furness Council.	

Planning application number:	23/0599
Site address:	TELEPHONE EXCHANGE FRIARGATE PENRITH CA11 7XR
Description:	Retrospective siting of 2no secure storage containers to house materials and equipment in support of the telecoms infrastructure.
RESOLVED THAT:	
A response of NO OBJECTION be returned to Westmorland and Furness Council with a request that the development be conditioned so that the hours of operation are restricted to protect the amenity of nearby residential properties. Disappointment was also expressed that this was a retrospective application.	

Planning application number:	23/0575
Site address:	THACKA HOUSE MILTON STREET PENRITH CA11 9HY
Description:	Removal of condition 3 (ancillary accommodation), attached to approval 18/0627.

RESOLVED THAT:

A response OBJECTING to the application on the following grounds be returned to Westmorland and Furness Council:

- i. Thacka Gate and Thacka House (formerly listed as Thackagate) are listed as Grade II properties which, it assumes, includes the curtilage.
- ii. the original application (18/0627) was for ancillary accommodation to Thacka House to ensure that the character of the area within the conservation area was preserved and a separate dwelling was not created. The reasons for this condition have not changed as the character of the area still requires to be preserved. Retention of this condition would ensure that the development so far approved accords to Policy ENV10 of the Eden Local Plan.
- iii. the boundary wall and garden are a feature of older properties in this area and should be retained in order to preserve the character of the area rather than removed

Councillor Jackson declared a registrable interest in the following application as it was near where he would be moving to. He said he would take no part in the discussion or consideration thereof.

Planning application number:	23/0610
Site address:	4 CARLETON MEADOWS PENRITH CA11 8UR
Description:	Change of use of domestic garage to podiatry/chiropractic clinic and addition of side lean-to porch extension.

RESOLVED THAT:

A response OBJECTING to the application should be returned to Westmorland and Furness Council on the following grounds:

- i. the proposed business is in a wholly residential area where clients could affect the residential amenity of neighbouring properties.
- ii. Should the homeowner be in parking for clients would need to be on the highway which is near on a bend in the road and near the bus gate therefore affecting highway safety.

Should Westmorland & Furness Council be minded to approve the application it is essential that conditions are imposed on the hours of operation (9.30am to 6.00pm Monday to Friday), that the door should remain closed at all times other than access and egress and that the clinic should be ancillary to the residential use, operated by the person living in the house and limited to one customer at a time.

Reconsultation

Planning application number:	23/0412
Site address:	HILL HOUSE FELL LANE PENRITH CA11 8BJ
Description:	Listed Building Consent for the Replacement of 9no timber and 2no uPVC existing windows with timber windows
RESOLVED THAT: A response of NO OBJECTION be returned to Westmorland and Furness Council.	

Planning application number:	23/0411
Site address:	HILL HOUSE FELL LANE PENRITH CA11 8BJ
Description:	Replacement of 9no timber and 2no uPVC existing windows with timber windows.
RESOLVED THAT: A response of NO OBJECTION be returned to Westmorland and Furness Council.	

PTC23/28 Next Meeting

Members noted that the next meeting was scheduled on 6 November 2023 at 4.00pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

CHAIR:

DATE:

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

Access to Information

Copies of the agenda are available for members of the public to inspect prior to the meeting. Agenda and Part I reports are available on the Town Council website.

Background Papers

Requests for the background papers to the Part I reports, excluding those papers that contain exempt information, can be made to the Town Clerk address overleaf between the hours of 9.00 am and 3.00 pm, Monday to Wednesday via office@penrithtowncouncil.co.uk