



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 8 January 2024, at 4.00pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PRESENT

Cllr Bowen	Pategill Ward
Cllr Jackson	North Ward
Cllr D Jayson	North Ward
Cllr. Knaggs	East Ward
Cllr. Shepherd	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 8 JANUARY 2024**

PART I

PL23/52 Apologies for Absence

Apologies for absence with reasons were received from Councillor Lawson. Councillor Holden was absent without apologies.

PL23/53 Minutes

RESOLVED THAT:

The Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on

- i) Monday 4 December 2023; and
- ii) The extra ordinary meeting held Monday 18 December 2023

and agreed they be signed as such.

PL23/54 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 Shepherd declared a registrable in application no 2023/1056/FPA (Omega Proteins) as he had visited the site to talk about possible technical solutions to the odour problems. He had not talked about any planning applications and had not been lobbied.
- ii. Councillor D Jayson declared a registrable in application no 2023/1056/FPA (Omega Proteins) as he had visited the site to talk about possible technical solutions to the odour problems. He had not talked about any planning applications and had not been lobbied.

PL23/55 Public Participation

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

PL23/56 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.

PL23/57 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:	23/0715
Site address:	LAND AT CARLETON ROAD PENRITH CA11 8TP
Description:	Advertisement Consent for 2no 'V' formation pole mounted signs.
Response:	No Objection

Planning application number:	23/0711
Site address:	53 BRENTFIELD WAY PENRITH CA11 8DL
Description:	Paving crossing over verge to form new parking/drive for disabled persons.
Response:	No Objection

Planning application number:	23/0712
Site address:	LAND OFF GREENBANK ROAD EDEN BUSINESS PARK PENRITH CA11 9FB
Description:	Discharge of condition 12 (travel plan), attached to approval 20/0402.
Response:	No Objection but would wish to see reference to the approved Local Cycling and Walking Infrastructure Plan Penrith LCWIP Document within the Travel to Work Plan

Planning application number:	23/0630
Site address:	LAND OFF GREENBANK ROAD EDEN BUISNESS PARK PENRITH CA11 9FB
Description:	Variation of condition 2 (plans compliance) to reduce the number of openings to the front and rear elevations and addition of a window to side elevation, attached to approval 22/0398.
Response	No Objection

Application Number	23/0784
Location Address	LAND KNOWN AS CARLETON HEIGHTS, PENRITH
Proposal	Non Material Amendment for internal and external changes to the Village Hall, attached to approval 18/0259.
Response	No Objection

Application Number	2023/1088/TCA
Location Address	Low Outwood Arthur Street PENRITH CA11 7TX
Proposal	Crown reduce 3no Lime Trees by 20%. Crown reduce Silver Birch by 20%.
Response	No Objection

Application Number	2023/1042/TCA
Location Address	The Old Haybarn Fell Lane PENRITH CA11 8BJ
Proposal	Remove Silver Birch in conservation area.
Response	No Objection

Application Number	2023/1004/S106
Location Address	LAND OFF GREENBANK ROAD EDEN BUSINESS PARK PENRITH
Proposal	Discharge of obligation requiring travel plan connected with S106 agreement, attached to approval 20/0402.
Response	No objection to the discharge associated with payment of the S106 contribution however PTC would wish to see reference to the approved Local Cycling and Walking Infrastructure Plan Penrith (LCWIP Document) within the Travel to Work Plan.

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.

Application Number	2023/1056/FPA
Location Address	Omega Proteins Penrith Ltd Processing Plant Penrith CA11 0BX
Proposal	Erection of replacement tipping shed.

RESOLVED THAT:

A response be returned to W&F Council stating that there was insufficient information available to make response on what is in effect an industrial facility. PTC would ask that W&F request the following information to support the application to enable an informed response to be made:

- a. Calculations should be provided on how the facility would help reduce odour emissions.

- b. Information should be provided about whether other options had been considered such as the subdivision of the building to allow tipping and then exit along with seals to ensure negative pressure and, if they had, why they had been discounted.
- c. Due to ongoing issues at the site, a response by the Environment Agency is essential.

Penrith Town Council has two Councillors with technical engineering expertise who have visited Omega and offered their expertise in order to assist with solutions for odour abatement. These ex industry professionals are willing to talk to W&F Planning Officers should they find that helpful.

Application Number	22/0256
Location Address	LAND BETWEEN INGLEWOOD ROAD AND CENTURION RISE, PENRITH, CA11 8QW
Proposal	Erection of 194 dwellings and associated infrastructure including landscaping, open space, access, highways and drainage.

RESOLVED THAT:

A response be returned to W&F Council OBJECTING to the application on the following grounds:

- a. The proposed plan does not comply with the current Eden Local Plan which allocates the area of Salkeld Road/Fairhill for 250 houses in total. 98 houses have already been completed in Phase 1 on Centurian Rise so this application, if approved, would increase the total number to 292.
- b. Policy PEN2 of the Eden Local Plan states that the remaining strategic sites in the north and east of Penrith will not be given permission for development until masterplans for those areas have been agreed with the Council. It also states that in order to address the cumulative impacts of development potential, applicants will be expected to work with infrastructure providers to demonstrate how the developments will jointly provide and fund the physical and social infrastructure necessary to support this amount of development in the town. We now have development to the north of Pennyhill Park, opposite this site at Chase Park and potential further expansion into future development sites to the north of this site. The suggested masterplan drawn up in 2015 is now out of date and needs to be completely reworked for the whole of this area and not just this site and should include a community facility to encourage a sense of community. Any masterplan for the north of Penrith should have input from both the principal authority and Penrith Town Council.
- c. The application does not comply with Policy HS1 of the Eden Local Plan which states that the Council will seek to secure the provision of 30% of all new houses as affordable on sites with 11 or more units or more than 1,000 sqm of floor space. The number of affordable units proposed equates to 11% which is far below the required threshold and there is no evidence provided as to the reasons for this. The Housing Needs Survey carried out 5 years ago as part of the Neighbourhood Plan process indicated heavily that the requirement in Penrith was for 2 and 3 bed affordable homes and bungalows, both smaller open market and affordable. This requirement is borne out by the fact that in Penrith we currently have 1030 people on the waiting list for affordable housing and this is rising.
- d. There are no details on sustainable features. Given that retrofitting is difficult and much more expensive, the Town Council would expect to see the inclusion of PV

- panela, rain water harvesting, air/ground source heat pumps and ev charging points in order to help with the climate issues we face.
- e. Although the site isn't over the line of the Roman Road, it is close by and mention is made in the documentation of Bronze Age cyst burials. To this effect, an archaeological sweep should be undertaken over the whole of the site and any findings recorded before being carefully covered over rather than destroyed.
 - f. The Town Council has serious concerns about the effect of any new development on the infrastructure of Penrith. Although no announcement has been made about the possible expansion of Beaconside School, this development and other which will follow are going to add to the pressures on our primary and secondary schools which are up to capacity (one secondary school being selective) and it is wrong not to future proof the town by building another educational facility, something a masterplan would hopefully address. As well as this, there are serious pressures on our health services with the Doctors being at capacity and people finding they are unable to get appointments and the nearest dentist taking on patients being at Hexham. It is recognised however that building new facilities would not address the situation if you cannot recruit the staff.
 - g. The Town Council also has concerns that the site is accessible from the existing development of Centurian Riase and feels that, should it be agreed, it would benefit from the same sort of arrangement of a bus /emergency vehicle gate such as the one in the Persimmon Development to prevent it becoming a rat run. Concern is also expressed about Inglewood Road which is currently a single track road from Stoneybeck Roundabout which has been the subject of a number of police complaints by local residents and the two equestrian businesses at each end of the road. As the road has already seen one fatality and a number of near misses, the Town Council would not wish to see this become a major road and rat run if there were traffic issues within the town.
 - h. The travel plan document makes no reference to the approved LCWIP which should be taken into account and the developers should be requested to contribute to any requirements to facilitate walking and cycling into the town.
 - i. The development proposes no play areas on the site, probably due to its close proximity to Fairhill Play Area. Should the application be approved, the Town Council would wish it to be conditioned that the developer should speak to the Town Council and provide funding for the enhancement of facilities some upkeep of Fairhill.

Application Number	2023/1058/OPA
Location Address	Land Between East Larches and Lynwood Beacon Edge Penrith
Proposal	Outline application for a residential development, with approval sought for access and landscaping.

RESOLVED THAT:

A response be returned to W&F Council OBJECTING to the development on the following grounds:

- a. Although the Town Council believes that this area does not lie outside the town of Penrith and that it is suitable for infil, it believes that the application for 5 dwellings constitutes over development of the site which would not be in keeping with the character of the area as Beacon Edge becomes progressively less dense as you move along with large low density housing.

Application Number	2023/1018/FPA
Location Address	Booths Unit 1 Westgate House Brunswick Road Penrith CA11 7JU
Proposal	Installation of 2no electric vehicle charging stations and associated equipment.
RESOLVED THAT: A response be returned to W&F Council SUPPORTING the application and the welcome addition of more superfast chargers in Penrith.	

Application Number	2023/1049/FPA
Location Address	Unit 46 Gilwilly Road Gilwilly Industrial Estate Penrith CA11 9BL
Proposal	Siting of temporary 2 storey office building for up to 10 years.
RESOLVED THAT: A response be returned to W&F Council SUPPORTING the application.	

Application Number	2023/1050/FPA
Location Address	1 The Arches Victoria Road Penrith CA11 8HR
Proposal	Demolition of existing conservatory and erection of single storey extension.
RESOLVED THAT: A response be returned to W&F Council SUPPORTING the application which it was felt was discreet and made the building a more useable space.	

Application Number	23/0789
Location Address	INGLESIDE, BEACON STREET, PENRITH, CA11 7UA
Proposal	Alterations to garden and erection of garden room and store.
RESOLVED THAT: A response be returned to W&F Council SUPPORTING the application and the reference by the Highways Authority to limit the height of the wall to 1.05m on highway safety grounds.	

Application Number	2023/1001/FPA
Location Address	34 Prince Charles Close Pategill PENRITH CA11 8JD
Proposal	Creation of driveway over grass verge for disabled persons.
RESOLVED THAT: A response of NO OBJECTION be returned to W&F Council along with the comment that the application should be subject to highways approval as there was some concern about potential highways safety issues as the area in question is between two bends in the road.	

Application Number	2023/1059/LBC
Location Address	The Friarage Friargate Penrith CA11 7XR
Proposal	Listed Building Consent for internal alterations to make The Friarage and North Friargate one residential dwelling.
RESOLVED THAT: A response be returned to W&F Council SUPPORTING the application, welcoming the improvements to make it a family home with the hope that it would not be used as an Air BnB and subject to any conditions imposed by the Conservation Officer.	

Application Number	2023/1073/FPA
Location Address	Land adjacent 85 Raiselands Croft PENRITH CA11 9JN
Proposal	Creation of parking space and path alterations for disabled persons.
RESOLVED THAT: A response be returned to W&F Council SUPPORTING the application subject to approval by the highways Authority.	

PTC23/ Next Meeting

Members noted that the next meeting was scheduled on Monday 5 February 2024 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