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| **PENRITH TOWN COUNCIL** |

**Council Office, First Floor, The Parish Centre, St. Andrew’s Place,**

**Penrith, Cumbria, CA11 7XX**

**Enquiries: Rosalyn Richardson, Deputy Town Clerk**

**Tel:** **01768 899773**

**Email:** [**deputytownclerk@penrithtowncouncil.co.uk**](mailto:deputytownclerk@penrithtowncouncil.co.uk)

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| DATE: 29th August 2017  Dear Councillor  You are hereby summoned to attend a meeting of the:  **PLANNING COMMITTEE**  to be held on:  Monday 4 September 2017 2.00 pm - 3.45 pm Rm.2 Parish Centre, St Andrews Place  130409 VT sig  Mrs V. Tunnadine  **TOWN CLERK**  (*Please Note: Under the Openness of Local Government Bodies Regulations 2014 this meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media or members of the public)*  When it is proposed to consider the following business:- |

**AGENDA FOR THE PLANNING COMMITTEE   
4 SEPTEMBER 2017**

**2.00 PM – 3.45 PM ROOM 2, PARISH CENTRE, ST ANDREWS**

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| 1. **Apologies for Absence** |
| To receive apologies from members |
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| 1. **Minutes of the Previous Meeting** |
| To authorise the Chairman to sign the Minutes of the Meeting of the Planning Committee held on 3 July 2017 as a true and accurate record. |
| 1. **Declaration of Interests and Dispensations** |
| To receive any declarations of interest by elected or co-opted Members of any disclosable pecuniary or other registrable interests relating to any items on the agenda for this meeting and to decide requests for dispensations. Members are remindedto make any declarations at any stage during the meeting if it becomes apparent that this may be required when a particular item or issue is considered  **Note**: *If a Member requires advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote, he/she is advised to contact the clerk in advance of the meeting* |
| 1. **Public Participation** |
| Members of the public who have requested in writing to speak prior to the meeting, are invited to speak on matters related to the agenda for up to three minutes. |
| 1. **Public Bodies (Admission to Meetings) Act 1960 – Excluded Item** |
| To consider whether any agenda items should be considered without the presence of the press and public, pursuant to the Public Bodies (Admission to Meetings) Act 1960 Section 2. |
| 1. **Terms of Reference – Planning Committee and Neighbourhood Plan Group** |
| To note the Terms of Reference for the Planning Committee and the Neighbourhood Plan Group as approved by the full Town Council at its meeting on 26 June 2017 |
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| 1. **Neighbourhood Plan Group** |
| To elect a Chairman of the Neighbourhood Plan Group for the remainder of the Municipal Year |
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| 1. **Cumbria County Council – Draft Design Guide for New Residential and Commercial Developments** |
| To consider the draft Design Guide which can be found on the Cumbria County Council Website at <https://cumbria.citizenspace.com/cumbria-county-council/cumbria-design-guide/> and provide comments as appropriate as part of the consultation. |
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| 1. **Raiselands Farm – Street Naming** |
| Persimmon Homes have requested consent for street names based on Cumbria wide water courses, proposing Borrowdale Rise, Waver Gardens, Caldew Place and Greta Lane… Members are requested to note that street names based on local water courses as agreed at the meeting of the Planning Committee on 3 July 2017 have been provided to Persimmon. |
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| 1. **Planning Applications** |

1. **Delegated Responses – To Note**

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| Planning application number: | 17/0435 |
| Site address: | 26 GREAT DOCKRAY PENRITH CA11 7DE |
| Description: | Alterations and addition of 2 no. balconies to the roof |

**Response :** No Objection

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| Planning application number: | 17/0457 |
| Site address: | MANELLI HOUSE 4A-4C COWPER ROAD GILWILLY INDUSTRIAL ESTATE PENRITH CA11 9BN |
| Description: | Change of use from soft play centre (D2) to office (B1), refurbishment of the external building facade and formalising of the existing car park. |

**Response :** No Objection

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| Planning application number: | 17/0470 |
| Site address: | STONE LIONS COTTAGE BALMERS FARM PLUMPTON PENRITH CA11 9NP |
| Description: | Certificate of Lawful development for the continued use of Stone Lions Cottage as an independent residence |

**Response :** No Objection

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| Planning application number: | 17/0438 |
| Site address: | FLAT 3 LARKHALL MEWS ROBINSON STREET PENRITH CA11 9HR |
| Description: | Listed building consent for installation of gas fired central heating system |

**Response:** No Objection

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| Planning application number: | 17/0442 |
| Site address: | BEACONSIDE C OF E JUNIOR SCHOOL EDEN MOUNT PENRITH CA11 8HG |
| Description: | Proposed Canopy. |

**Response:** No Objection

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| Planning Application Number: | 17/0483 |
| Site Address: | 47 BURROWGATE PENRITH CA11 7TA |
| Description: | Advertisement consent for 1no illuminated backboard and individual letters, 1no illuminated hanging sign, 2no information board signs and 7no downlights |

**Response:** No Objection

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| Planning application number: | 17/0484 |
| Site address: | 47 BURROWGATE PENRITH CA11 7TA |
| Description: | Listed building consent for the addition of advertisement signage and downlights to the exterior |

**Response:** No Objection

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| Planning Application Number: | 17/0417 |
| Site Address: | 3 CHESTNUT CLOSE PENRITH CA11 8TL |
| Description: | Retrospective application for rear extension |

**Response:** No Objection

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| Planning Application Number: | 17/0347 |
| Site Address: | LAND TO THE NORTH OF SHANANDOAH MAIDENHILL SALKELD ROAD PENRITH CA11 8SQ |
| Description: | Retrospective application for horse shelters/stables |

**Response:** No Objection

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| Planning application number: | 17/0516 |
| Site address: | 32 BRENTFIELD WAY PENRITH CA11 8DL |
| Description: | Extension to existing retaining boundary wall. |

**Response:** No Objection

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| Planning application number: | 17/0418 |
| Site address: | 10 CASTLEGATE PENRITH CA11 7HZ |
| Description: | Proposed three storey rear extension. |

**Response:** No Objection

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| Planning application number: | 17/0512 |
| Site address: | TARA HILL DEVELOPMENTS 116 SCOTLAND ROAD PENRITH CA11 9JB |
| Description: | Advertisement consent for the retention of sign previously approved under application 16/0389. |

**Response:** No Objection

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| Planning application number: | 17/0518 |
| Site address: | 1 FRIARS ROAD PENRITH CA11 8DG |
| Description: | Proposed retaining wall and driveway. |

**Response:** No Objection

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| Planning application number: | 17/0548 |
| Site address: | 3 QUEEN STREET PENRITH CA11 7XD |
| Description: | Listed building consent for internal alterations. |

**Response:** No Objection

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| Planning application number: | 17/0555 |
| Site address: | SITE OFF MARDALE ROAD PENRITH CUMBRIA CA11 9EH |
| Description: | Erection of storage building |

**Response:** No Objection

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| Planning application number: | 17/0547 |
| Site address: | PENRITH BUILDING SUPPLIES 116 SCOTLAND ROAD PENRITH CA11 9JB |
| Description: | Variation of condition 2 (plans compliance) to amend previously approved flats (Plots 14 & 15) to 2 no 2 bed houses, attached to approval 10/0452. |

**Response:** No Objection

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| Planning application number: | 17/0528 |
| Site address: | DAVID HAYTON HILLCREST GARAGE GILWILLY ROAD PENRITH CA11 9BF |
| Description: | Retrospective application for 11 replacement lighting columns. |

**Response:** No Objection assuming new lighting is in compliance with Condition 4 of 16/0962

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| Planning application number: | 17/0550 |
| Site address: | ADJACENT TO ACORN GUEST HOUSE SCOTLAND ROAD PENRITH CA11 9HL |
| Description: | Extension to existing residential block to create two additional residential units. |

**Response:** No Objection, however Penrith Town Council would like to request a condition for additional parking to be included as part of the scheme.

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| Planning application number: | 17/0590 |
| Site address: | 29 RIMINGTON WAY PENRITH CA11 8TG |
| Description: | Single Storey Side Extension |

**Response:** No Objection

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| Planning application number: | 17/0628 |
| Site address: | BECK HOUSE WATSON TERRACE PENRITH CA11 7ND |
| Description: | T1 Holly: Reduce branch length by up to 1m; T2 Laurel: Reduce height to 2.5/3m; T3 Sweet Chestnut: Remove 1 low limb; T4 and T5 Limes: Remove epicormics to 1.5m above shed; T6 Sycamore: Remove tree; T7 Weeping Ash: Crown raise lower stem growth and lower branches; Penrith Conservation Area. |
| Case officer and phone number: | Mr R Sim 01768 212159 |

**Response:** Penrith Town Council has no objection to the tree works and the felling of the sycamore however we respectfully request that any works on the trees be undertaken outside the breeding season for birds (after end September).

Further, if the Trees Officer agrees to the clear-felling of the sycamore, and this is a substantial specimen, the applicant should be required to confirm that the tree is not a bat roost by means of a bat survey.

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| Planning application number: | 17/0623 |
| Site address: | 19 KING STREET PENRITH CA11 7AJ |
| Description: | Variation of condition 3 (external wall finishes) attached to approval 16/0978 |

**Response** Penrith Town Council would like to object to this application on the grounds that render is not appropriate to a sandstone building of this age, it is not replacing render as the building is not rendered at the present time unless there is severe water ingress.  Brickwork repair to existing windows should be replaced with sandstone to protect the character of the building and to match the existing sandstone.

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| Planning application number: | 17/0656 |
| Site address: | 8 ARTHUR STREET PENRITH CA11 7TU |
| Description: | Remove one Holly and three small Cherries from rear garden; Penrith New Streets Conservation Area |

**Response:** No objection although Penrith Town Council would prefer to see the retention of one of the cherry trees as they are a good source of food for wild birds.  Trees should be felled between the end of September and the end of February outside of the wild bird breeding season..

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| Planning application number: | 17/0641 |
| Site address: | UNIT 10 NEWTONGATE NEWTON ROAD PENRITH CA11 0BF |
| Description: | Variation of condition 2 (plans compliance) attached to 10/0531, comprising reduction in number of doors, including relocation and minor internal layout changes. |

**Proposed Response:** No objection as no material changes brought about

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| Planning application number: | 17/0680 |
| Site address: | HILLSIDE 33 ARTHUR STREET PENRITH CA11 7TU |
| Description: | Variation of condition 2 (plans compliance) comprising; omit chimney, remove existing chimney, modern marley concrete interlocking tiles to new and existing roof, remove projecting window and door surround, attached to approval 13/0254 |

**Proposed Response:** No objection

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| Planning application number: | 17/0402 |
| Site address: | First Floor Unit 46A Gilwilly Road Gilwilly Industrial Estate PENRITH CA11 9BL |
| Description: | Two Storey Office Extension. |

**Proposed Response:** No objection

1. **Planning Applications for Consideration**

To consider the following applications for which information can be found on the Eden District Council Website <http://eforms.eden.gov.uk/fastweb/search.asp> by inserting the appropriate planning reference number.

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| Planning application number: | 17/0408 |
| Site address: | LAND OFF CARLETON ROAD PENRITH |
| Description: | Residential development of 110 dwellings |

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| Planning application number: | 17/0614 |
| Site address: | OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX |
| Description: | Installation of thermal oxidiser plant |

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| Planning application number: | 17/0650 |
| Site address: | 22 ROMAN ROAD PENRITH CA11 8DZ |
| Description: | Erection of single storey and two storey extensions to rear and garage to side elevation with permeable driveway and dropped kerb |

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| Planning application number: | 17/0691 |
| Site address: | THE GREEN CARLETON AVENUE PENRITH CA10 2AU |
| Description: | Reserved matters application, following outline approval 16/0241, comprising building design, location, layout and access for deployment centre, conference/training facility and hostel accommodation. |

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| Planning application number: | 17/0709 |
| Site address: | MOUNT EDEN BEACON EDGE PENRITH CA11 8SW |
| Description: | Proposed conversion of barn, extension and renovation of house, and erection of garage |

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| Planning application number: | 17/0067 |
| Site address: | MAIDENHILL FARM MAIDENHILL SALKELD ROAD PENRITH CA11 8SQ |
| Description: | Listed building consent for change of use of agricultural barn to dwelling |

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| Planning application number: | 17/0066 |
| Site address: | MAIDENHILL FARM MAIDENHILL SALKELD ROAD PENRITH CA11 8SQ |
| Description: | Proposed change of use of agricultural barn to a dwelling. |

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| Planning application number: | 17/0726 |
| Site address: | FIRST RENEWABLE EPSILON LTD NEWTON ROAD NEWTONGATE PENRITH CA11 0AB |
| Description: | Hazardous substances application for the storage of liquified gas |

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| 1. **Neighbourhood Plan Feedback**   To receive a verbal update on the work being undertaken for the Neighbourhood Plan. |
| 1. **Next Meeting** |
| To note that the next Planning Committee Meeting will be held 2 October 2017 from 2.00pm – 2.50pm at a venue to be confirmed. |
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For the attention of the Planning Committee

Councillor J Ayres  
Councillor P Baker  
Councillor D Graham  
Councillor S Jackson   
Councillor R Kenyon

For information to all other Councillors

Councillor R Burgin  
Councillor M Clark  
Councillor S Connelly  
Councillor D Lawson  
Councillor J Lynch  
Councillor J Monk  
Councillor L Quinn  
Councillor J Thompson  
Councillor D Whipp

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| **PENRITH TOWN COUNCIL** |

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**Tel:** **01768 899773 Email:** [**deputytownclerk@penrithtowncouncil.co.uk**](mailto:deputytownclerk@penrithtowncouncil.co.uk)

Minutes of the meeting of the:

**PLANNING COMMITTEE**

Held on: Monday 3 July 2017, Room 2, Parish Centre, St Andrews Place.

**PRESENT:**

Cllr. Graham  
Cllr Jackson  
Cllr Johnson  
Cllr Kenyon

Deputy Town Clerk

**MINUTES FOR THE PLANNING COMMITTEE 3 July 2017**

**2.00PM – 3.00 PM ROOM 2, PARISH CENTRE, ST ANDREWS**

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| **PL/17/15 Apologies for Absence** |
| Apologies for absence were received from Cllr Baker and Cllr Quinn. Cllr Ayres was absent without apologies.  The Committee were advised that Cllr Quinn had stood down from the Planning Committee with immediate effect. |
| **PL/17/16 Minutes of the Previous Meeting** |
| Members **RESOLVED** that the minutes of the meetings of the Planning Committee held on Monday 5 June 2017 be signed by the Chairman as a true and accurate record. |
| **PL/17/17 Declarations of Interests and 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.  1. Cllr Jackson declared that interested parties in Planning Application No 17/0480 had been in touch to advise that they had concerns. He had requested the item on the agenda and had been hoping to meet them to hear those concerns but they had failed to get back in touch. |
| **PL/17/18 Public Participation** |
| No members of the public had requested in writing to speak prior to the meeting. |
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| **PL/17/19 Public Bodies (Admissions to Meetings) Act 1960 – Excluded Items** |
| **RESOLVED** that there were no agenda items to be considered without the presence of the press and public, pursuant to the Public Bodies (Admissions to Meetings) Act 1960 Section 2. |
| **PL/17/20 Responses from Cumbria County Council Regarding Proposed Diversion of Footpath No 358010 and Request for a Zebra Crossing** |
| Members were reminded that letters had been sent to Cumbria County Council in respect of:  a) a request for a zebra crossing between Angel Square and Bowling Green Lane; and b) the proposed diversion of footpath No 358010 which cuts across the school playing filed at QEGS.  The Deputy Town Clerk advised that Cumbria County Council were progressing both issues. In respect of the zebra crossing, the County Council have arranged for an assessment of the site to be carried out and, if it meets the criteria for the installation of a controlled crossing point, it will be added to their list of schemes to be carried out in their Minor Highways Improvements programme.  In respect of the footpath diversion, the County Council have considered the demanding legal tests required and have had to make an alteration to their original proposal which the Town Council has not yet received. They are seeking landownership details prior to making recommendations to their Development Control and Regulation Committee to make a legal order. Members were advised that the Town Council had asked the Countryside Access Officer to liaise with the appropriate department at the County Council and Ofsted regarding the safeguarding issues of having a path running through the playing field.  **RESOLVED** that the information be noted. |
| **PL/17/21 Street Naming** |
| The Planning Committee considered the list of potential street names for new development suggested by Members to reflect a sense of place or history of Penrith.  **RESOLVED** that:  1. the potential street names be agreed with a number of additions suggested at the meeting; and  2. Members email any other suggestions to the Deputy Town Clerk. |
| **PL/17/22 Planning Applications** |
| 1. **Delegated Responses** |
| Members noted the planning responses submitted under delegated authority by the Deputy Town Clerk   |  |  | | --- | --- | | Planning application number: | 17/0343 | | Site address: | 28 RAISELANDS CROFT PENRITH CA11 9JH | | Description: | Two storey side extension to form family annex |   **Response:** No Objection   |  |  | | --- | --- | | Planning application number: | 17/0335 | | Site address: | THREE CROWNS HOUSE BLUEBELL LANE PENRITH CA11 7LH | | Description: | Subdivision of property to form two dwellings |   **Response:** No objection   |  |  | | --- | --- | | Planning application number: | 17/0370 | | Site address: | KFC BRIDGE LANE PENRITH CA11 8JB | | Description: | Proposed additional drive-through window |   **Response:** No objection   |  |  | | --- | --- | | Planning application number: | 17/0366 | | Site address: | KFC RESTAURANT BRIDGE LANE PENRITH CA11 8JB | | Description: | Advertisement consent for 1no. illuminated totem, 3 no. banner signs, 1 no. speaker post, 1 no. 8 panel board, 2 no. vinyl signs, 1 no. illuminated colonel logo box and 2 no. individual KFC letters |   **Response:** No objection   |  |  | | --- | --- | | Planning Application Number: | 17/0381 | | Site Address: | 9 THE PARKLANDS PENRITH CA11 8TF | | Description: | Extension to dwelling. |   **Response:** No objection   |  |  | | --- | --- | | Planning Application Number: | 17/0367 | | Site Address: | UNIT 63 GILWILLY ROAD GILWILLY INDUSTRIAL ESTATE PENRITH CA11 9BL | | Description: | Discharge of condition 3 (surface water drainage) attached to approval 16/0915. |   **Response:** No objection |
| 1. **Planning Applications for Consideration**   Members considered the following applications.   |  |  | | --- | --- | | Planning application number: | 17/0433 | | Site address: | 8 VICTORIA ROAD PENRITH CA11 8HR | | Description: | Change of use of C1 guest house to C3 dwellinghouse |   The Deputy Town Clerk read out the comments made by Councillor Baker in response to the application. It was noted that at the present time, Eden District Council had received no letters of objection.  **RESOLVED** that a response of no objection be submitted by Penrith Town Council.   |  |  | | --- | --- | | Planning application number: | 17/0480 | | Site address: | THE DEPOT OLD LONDON ROAD PENRITH CA11 8GU | | Description: | Proposed demolition of building |   Members considered the comments made by Councillor Baker and the decision notice and traffic management plan relating to the approved development. Concern was expressed that the condition relating to accessing and servicing the site was unclear, particularly in relation to the traffic associated with the decontamination of the site.  **RESOLVED** that a response of no objection in principle be submitted by Penrith Town Council with a clarification that ALL traffic of whatever size and weight associated with the decontamination of the site be requested to use the alternative access |
| **PL/17/23 Disk Zone and Residents Parking Scheme, Scaws Estate, Penrith** |
| Members considered the letter of consultation, together with the revised map showing the proposed disc zones for the estate from Cumbria County Council.  Concern was expressed that the residents in Friars Rise would welcome a residents parking scheme it was used during the day by commuters working in Penrith. Views have been expressed by residents in Brentfield Way, Roman Road and Pennine Way that they do not want a plethora of signs or a legal restriction for what works currently albeit informally. There is concern that such a scheme will only move the parking problem further out due to the unaffordability of long term parking for those who work in the town many of whom are part time on lower paid jobs.  **RESOLVED** that:  1. the response and concerns of residents be noted and passed on to Cumbria County Council;  2. a response be sent back to Cumbria County Council requesting that a final decision on the Scaws estate be delayed until the Parking Survey for Penrith as a whole, including off and on street parking has been completed; and  3. as part of the overall review, the County Council give consideration to including the whole of the Scaws Estate as a residents parking zone. |
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| **PL/17/24 Eden District Council Planning Committee Decision 16 March 2017** |
| Members considered the response of the Deputy Chief Executive of Eden District Council to their request for a Stage 2 Complaint. An initial complaint was submitted by this Committee on 12 April relating to the information provided to the Planning Committee of EDC which received a response dated 5 May. After taking legal advice, a request for a Stage 2 Complaint was submitted.  Members were advised that following the response of the Deputy Chief Executive a new letter had been sent reiterating the concerns of this Committee and requesting it be treated as a complaint.  **RESOLVED** that the information be noted. |
| **PL/17/25 Neighbourhood Plan Feedback** |
| Cllr Johnson, Chair of the Neighbourhood Plan Group informed those present that the Sustainability Sub-group would be meeting again on Wednesday 5 July prior to a full meeting of the Neighbourhood Plan Group on 19 July when consideration would be given to draft policies for the plan. |
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| **PL/17/26 Next Meeting** |
| The Deputy Town Clerk reported that the date and venue of the next meeting would be confirmed once there was certainty about the pending office move. |

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Chairman

For the attention of members of the Planning Committee:

Councillor S Jackson – Chairman  
Councillor L Quinn – Vice-Chairman

Councillor J Ayres  
Councillor P Baker  
Councillor D Graham   
Councillor F Johnson   
Councillor R Kenyon

For information to all other Councillors

Councillor R Burgin  
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Councillor J Monk  
Councillor J Thompson  
Councillor D Whipp