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| **PENRITH TOWN COUNCIL** |

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

**Penrith, Cumbria, CA11 7XX**

**Tel:** **01768 899773 Email:** **deputytownclerk@penrithtowncouncil.co.uk**

Minutes of the meeting of the:

**PLANNING COMMITTEE**

Held on: Monday 4 September 2017, Room 2, Parish Centre, St Andrews Place.

**PRESENT:**

Cllr Baker
Cllr. Graham
Cllr Jackson
Cllr Kenyon

Deputy Town Clerk

**MINUTES FOR THE PLANNING COMMITTEE
4 September 2017**

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

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| **PL/17/27 Apologies for Absence** |
| There were no apologies for absence. Cllr Ayres was absent without apologies. |
| **PL/17/28 Minutes of the Previous Meeting** |
| Members **RESOLVED** that the minutes of the meetings of the Planning Committee held on Monday 3 July 2017 be signed by the Chairman as a true and accurate record. |
| **PL/17/29 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.There were no declarations of interest made at this meeting. |
| **PL/17/30 Public Participation** |
| No members of the public had requested in writing to speak prior to the meeting. |
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| **PL/17/31 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/17/32 Terms of Reference – Planning Committee and Neighbourhood Plan Group** |
| Members were reminded that the Terms of Reference had been considered and approved at Full Council**RESOLVED** that the information be noted. |
| **PL/17/33 Neighbourhood Plan Group** |
| Due to the resignation of Fiona Johnson from the Town Council, it was necessary to elect a Chairman for the Neighbourhood Plan Group for the remainder of the municipal year.Moved by Councillor JacksonSeconded by Councillor Kenyonand **RESOLVED** that Councillor P Baker be elected Chairman of the Neighbourhood Plan Group for the remainder of the Municipal Year.  |
| **PL/17/34 Cumbria County Council – Draft Design Guide for New Residential and Commercial Developments** |
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| Members considered the draft design guide but felt that due to the technical nature of the document they would like a representative from Cumbria County Council to explain the salient points and answer any queries that they may have.**RESOLVED** that the Deputy Town Clerk invite a representative from Cumbria County Council to the next meeting of the Planning Committee to present the document and answer queries. |
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| **PL/17/35 Raiselands Farm – Street Naming** |
| Members were advised that Persimmon Homes had requested consent from street names based on Cumbria wide water courses, proposing Borrowdale Rise, Waver Gardens, Caldew Place and Greta Lane. Following a decision taken by this Committee at its meeting on 3 July 2017, Members were advised that street names based on local water courses had been provided to Persimmon.**RESOLVED** that1. the proposed street names provided by Persimmon were not local and therefore not suitable; and2. that it be noted that potential street names based on local water courses, based on the decision taken by this committee on 3 July had been provided to Persimmon. |
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| **PL/17/36 Planning Applications** |
| 1. **Delegated Responses**
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| Members noted the planning responses submitted under delegated authority by the Deputy Town Clerk

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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. |

**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 |

**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. |

**Response:** No objection |
| 1. **Planning Applications for Consideration**

Members considered the following applications:

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

Members considered the revised information provided by Story Homes but were disappointed with the response made to earlier comments. They were pleased to see that some design elements suggested had been incorporated and some changes made however given the evidence provided by the Neighbourhood Plan Consultation with the community which identified a requirement for bungalows they were disappointed to note that the housing mix still did not provide what was required for the demographic of the town. They were also disappointed that not all houses had passive ventilation or that environmentally friendly sources of heat had been considered or incorporated.**RESOLVED** that the Town Council send a response maintaining their OBJECTION to the application on the following grounds:1. the development does not accord to CS18 in that the design of the development does not reflect local distinctiveness, the housing mix, type and style does not accord to the community consultation responses received as part of the neighbourhood Plan process when the residents of Penrith advised that more affordable housing was required with more 2 and 3 bed properties and bungalows not lots of 4/5 bed executive style houses;2. the affordable housing element does not include the provision of garaging which are required as much for general storage as vehicle parking2. the junction is unsuitable for an additional 110 houses and a condition should be included requesting traffic calming measures and an extension of the 30mph zone as this is a fast and busy main road and tourist route; and3. the play equipment suggested, although welcome, is not varied, a small number of low cost items and pushed to the outside. More variety of traditional play equipment is required and a larger designated play area should be incorporated within the middle of the site in addition to that proposed. |

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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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| Members considered the information provided and felt that this application could promote better practices at the plant.**RESOLVED** that a response of NO OBJECTION be submitted.

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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 |

Members considered the application, expressing surprise that no representation had been received from nearby residents due to the size of the extension although they were pleased to see that the application afforded some off-road parking.**RESOLVED** that a response of no comment be returned

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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. |

**RESOLVED** that a response of NO OBJECTION be submitted.

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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 |

Members considered the above application and were pleased to see the measures put in place for wildlife. The was some confusion over whether the Nissan hut was to remain or be removed as the documentation seemed to contradict itself. **RESOLVED** that a response of NO OBJECTION be submitted however, Members requested that the following conditions be included on the permission:1. Due to the evidence of bats and owls, a representative from an appropriate wildlife trust be in attendance when work is undertaken on stripping the roof and removing the Nissan hut to ensure that the bats and owls on site are protected;2. Consideration be given to the owls on site with the provision of owl boxes etc if the nissan hut is to be removed;3. All work to be carried out in accordance with the report provided.

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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 |

**RESOLVED** that a response of no objection to the listed building consent be submitted.

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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. |

Members considered the application and were pleased that the design retained the character of the buildings and with the measures put in place for wildlife**RESOLVED** that a response of NO OBJECTION be submitted however, Members requested that the following conditions be included on the permission:1. Due to the evidence of bats and owls, a representative from an appropriate wildlife trust be in attendance when work is undertaken on stripping the roof to ensure that the bats on site are protected;2. In recognition of the fact that the barn owl population is in decline as a consequence of loss of habitat, and that development of the barn has the potential to contribute to this decline, owls boxes (at least one, preferably 2) to be incorporated into the development of the barn3. All work to be carried out in accordance with the report provided.

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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 |

**RESOLVED** that a response of NO Objection be submitted. |
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| **PL/17/37 Neighbourhood Plan Feedback** |
| It was reported that the next meeting of the Neighbourhood Plan Group would be held on 27 September 2017.  |
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| **PL/17/38 Next Meeting** |
| The next meeting will be held on 2 October 2017 from 2.00pm at a venue to be confirmed but probably in the new offices |

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Chairman

For the attention of members of the Planning Committee:

Councillor S Jackson – Chairman
– Vice-Chairman

Councillor J Ayres
Councillor P Baker
Councillor D Graham
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 J Thompson
Councillor L Quinn
Councillor D Whipp