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| **PENRITH TOWN COUNCIL** |

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

**Penrith, Cumbria, CA11 7XX**

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Minutes of the meeting of the:

**PLANNING COMMITTEE**

Held on: Monday 8 May 2017, Room 2, Parish Centre, St Andrews Place.

**PRESENT:**

Cllr Jackson - Chairman  
Cllr. Johnson  
Cllr. Kenyon

Deputy Town Clerk

**MINUTES FOR THE PLANNING COMMITTEE 8 May 2017**

**2.30PM – 3.05 PM ROOM 2, PARISH CENTRE, ST ANDREWS**

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| **PL/16/97 Apologies for Absence** |
| Apologies were received from Cllr Graham who was away. Cllr Ayres was absent from the meeting |
| **PL/16/98 Minutes of the Previous Meeting** |
| Members **RESOLVED** that the minutes of the meetings of the Planning Committee held on Monday 10 April be signed by the Chairman as a true and accurate record. |
| **PL/16/99 Declarations of Interests and Dispensations** |
| Members were asked to disclose their interests in matters to be discussed and to decide requests for dispensations.  Councillor S Jackson declared a registrable interest in that he lived next to Brentfield Way, referred to in agenda item 9: Street Naming and Numbering, however it was not pecuniary so he would remain in the meeting and consider and vote on the item. |
| **PL/16/100 Public Participation** |
| No members of the public had requested in writing to speak prior to the meeting. |
| **PL/16/101 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/16/102 Local Plan Hearing** |
| Councillor Jackson updated those present on his attendance at the Local Plan Hearing held on Tuesday 2 May to consider issues about Penrith. Cllr Jackson reported that he had been questioned by the Inspector about the response put forward by Penrith Town Council on housing figures and advised him that housing was not targeted to younger working age people who were generally unable to afford the type of properties being built. He also spoke about the Raiselands site and unacceptability of accepting a planning application for the site due to noise levels.  The Inspector had been generally unreceptive regarding housing figures and, in respect of Raiselands, he felt unable to rule out the remainder of the site due to the permission passed.  On the whole it was felt that the planning system was inflexible and not in touch with the realities of living in a low wage rural area. |
| **PL/16/103 Planning Application Ref 17/0092: 4-5 Southend Road, Penrith** |
| Councillors considered the response of Manning Elliot (the applicants) in relation to Penrith Town Council’s objection to the application on the grounds that it constituted an overdevelopment of the site with poor design and went against Policy CS18 in that it did not protect the amenity of existing residents or provide an acceptable amenity for future occupiers. The response of Penrith Town Council also highlighted concerns about highway safety in the area.  **RESOLVED** that a response be sent back to Eden District Council stating that although it was laudable that a previously developed brownfield site was being reused, Penrith Town Council still objected to the application on the grounds provided at the meeting on 13 March that the application constituted an overdevelopment of the site with poor design, in particular the cottage has no outlook and is surrounded by higher buildings.  Members were concerned about highways safety as that particular area is already very busy and has no off-road parking and is a delivery area for a hotel, pub and shops on a narrow road.  The application goes against CS18 in that it does not protect the amenity of existing residents or provide an acceptable amenity for future occupiers, and it is not an appropriate scale or layout. |
| **PL/16/104 Planning Application Ref 17/0204: Story Homes Discharge of Conditions, |Gateway Feature Advanced Warning Signs** |
| Councillors considered the additional information provided by Story Homes with regard to the gateway features on Salkeld Road following the response of the Town Council determined at the meeting of this committee held on 10 April 2017. Members were pleased to see that the speed limit signs were being moved further back to require drivers to slow down sooner although felt that should more development take place at Salkeld Road signage may need to be considered further in the future.  **RESOLVED** that the application be approved. |
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| **PL/16/105 Street Naming and Numbering: Address Allocation Former Car Park Brentfield Way and Ridley Court** |
| Councillors were asked to consider street naming proposals put forward by the developers Atkinson for the developments on the former car park at Brentfield Way and Ridley Court. The proposals by Atkinsons were, in order, Promise Gardens, Pewter Gardens or Albion Gardens.  Following consideration it was **RESOLVED** to recommend that the development at Brentfield Way be called Pewter Close and the one at Ridley Court be called Albion Close to reflect the Roman heritage of the area. |
| **PL/16/106 Planning Applications** |
| 1. **Delegated Responses** |
| Members noted the planning responses submitted under delegated authority by the Town Clerk   |  |  | | --- | --- | | Planning Application Number: | 17/0218 | | Site Address: | 64 WETHERIGGS RISE PENRITH CA11 7EU | | Description: | Provision of access and parking area. |   **Response:** No objection   |  |  | | --- | --- | | Planning Application Number: | 17/0230 | | Site Address: | LAND AT ENTRANCE TO PENRITH GOLF CLUB PENRITH | | Description: | Advertisement consent for 1 no sales board and 2 no flagpoles and fabric flags |   **Response:** No objection   |  |  | | --- | --- | | Planning Application Number: | 17/0251 | | Site Address: | THE COTTAGE BISHOP YARDS PENRITH CA11 7XU | | Description: | Listed building consent for extensions and alterations |   **Response:** No objection   |  |  | | --- | --- | | Planning application number: | 17/0250 | | Site address: | THE COTTAGE BISHOP YARDS PENRITH CA11 7XU | | Description: | Extensions and alterations. |   **Response:** No objection, the application is to make minor changes to a previously approved application following some work that the Inspector deemed necessary.   |  |  | | --- | --- | | Planning application number: | 17/0257 | | Site address: | 10 MANOR PARK CARLETON PENRITH CA11 8AL | | Description: | Single storey extension to dwelling |   **Response:** No objection   |  |  | | --- | --- | | Planning application number: | 17/0219 | | Site address: | YARD KITCHEN BRUNSWICK YARD BRUNSWICK ROAD PENRITH CA11 7JU | | Description: | Variation of condition 3 (hours of operation) attached to approval 14/1113 |   **Response:** No objection as issues regarding noise and effect on neighbouring properties are covered by environmental health.   |  |  | | --- | --- | | Planning application number: | 17/0273 | | Site address: | 91 PENNY HILL PARK PENRITH CA11 9JW | | Description: | Two storey side extension and ground floor extension to rear. |   **Response:** No objection |
| 1. **Planning Applications for consideration**  |  |  | | --- | --- | | Planning application number: | 17/0318 | | Site address: | 12 PARKLANDS CRESCENT PENRITH CA11 8SL | | Description: | Extensions to dwelling. |   **RESOLVED** that a response of no objection be submitted by Penrith Town Council.   |  |  | | --- | --- | | Planning application number: | 17/0319 | | Site address: | 4 PORTHOUSE ROAD PENRITH CA11 8QB | | Description: | Extensions to dwelling |   **RESOLVED** that a response of no objection be submitted by Penrith Town Council. |
| **PL/16/107 Neighbourhood Plan Group** |
| Councillor Fiona Johnson, Chair of the Neighbourhood Plan Group advised those present that the initial consultation had closed and that responses were being compiled. Councillors were informed that she had been to visit the school council at QEGS and received feedback and questionnaire from a number of 11-18 year olds.  Following the last meeting of the Neighbourhood Plan Group, a sub-group had gone away to consider how climate change impacted on planning. A further meeting of the Neighbourhood Plan Group was to be held on Wednesday 10 May 2017. |
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| Members noted that subject to ratification at the Annual Meeting, the next Planning Committee Meeting would be held on Monday 5 June 2017 in Rm.2 Parish Centre, St Andrews Place. |

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Chairman

For the attention of members of the Planning Committee:

Cllr. Jackson **Chairman**

Cllr. Johnson **Vice Chairman**

Cllr. Ayers  
Cllr Graham  
Cllr Kenyon

**For Information only:** All other members of the Penrith Town Council

**Councillors**

Cllr.Barker  
Cllr Burgin

Cllr.Clark

Cllr.Connelly  
Cllr Lawson

Cllr. Lynch  
Cllr Monk  
Cllr Quinn

Cllr. Tompkins

Cllr. Thompson

Cllr. Whipp