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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 5 June 2017, Room 2, Parish Centre, St Andrews Place.

**PRESENT:**

Cllr Ayres  
Cllr. Baker

Cllr. Graham  
Cllr Jackson  
Cllr Johnson  
Cllr Kenyon  
Cllr Quinn

Deputy Town Clerk

**MINUTES FOR THE PLANNING COMMITTEE 5 June 2017**

**2.00PM – 4.15 PM ROOM 2, PARISH CENTRE, ST ANDREWS**

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| **PL/17/01 Election of Chairman** |
| The Deputy Town Clerk requested nominations for the position of Chairman of the Planning Committee  Nominated by Cllr Quinn Seconded by Cllr Johnson  and **RESOLVED** that Cllr Jackson be elected Chairman of the Planning Committee for the 2017-2018 municipal year.  Following his election Cllr Jackson took the chair. |
| **PL/17/02 Appointment of Vice Chairman** |
| Nominated by Cllr Jackson Seconded by Cllr Johnson  and **RESOLVED** that Cllr Quinn be appointed Vice Chairman of the Planning Committee for the 2017-2018 municipal year. |
| **PL/17/03 Election of Chairman of Neighbourhood Plan Group** |
| Nominated by Cllr Jackson Seconded by Cllr Kenyon  and **RESOLVED** that Cllr Johnson be elected Chairman of the Neighbourhood Plan Group. |
| **PL/17/04 Appointment of Vice Chairman of Neighbourhood Plan Group** |
| Nominated by Cllr Jackson Seconded by Cllr Johnson  and **RESOLVED** that Cllr Kenyon be appointed Chairman of the Neighbourhood Plan Group. |
| **PL/17/05 Apologies for Absence** |
| There were no apologies for absence for this meeting. |
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| **PL/17/06 Declaration 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. |
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| **PL/17/07 Public Participation** |
| No members of the public had requested in writing to speak prior to the meeting. |
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| **PL/17/08 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.  **Members resolved to change the order of the agenda items to enable applicants to make a presentation and then leave the meeting. They also agreed to consider item 13 on the agenda immediately afterwards before going on to consider the remaining items in the order in which they appeared.** |
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| **PL/16/09 Planning Application No 17/0375** |
| Members received a presentation from Steve Atkinson and Barry Turner from Atkinsons Builders and from Steven Macauley from Manning Elliot, the applicants Agent.  Members expressed concerns about the noise levels which would be similar to those reported in the Apex report for the Persimmon site adjoining which would be unacceptable and have a detrimental effect on those living on the development. Queries were also raised about access to the site  The developer explained that they would take all measures necessary to mitigate the effects of noise including glazing, ventilation, acoustic barriers etc. In terms of access, it was explained that it was part of the planning conditions on the Persimmon application that access be allowed through their site however investigations are ongoing to create another access directly off the A6 and, in preliminary discussions with the Highways Authority, it seems that this would be acceptable.  **RESOLVED** that:  1. although concerns were expressed about the issue of noise, a response of no objection be submitted but that the developer be asked to strongly consider the following points when developing the reserved matters application:   * Proper attention be given to reducing any effects of noise pollution including not building down near the railway but making this area green space and planning with trees and shrubs to help ameliorate noise; * Incorporating appropriate planting of native trees and fruit trees and bushes (eg apple) throughout the site for the community to benefit from; * Providing a proper childrens play area; * Ensuring a suitable housing mix for the demographic of Penrith that reflects what the people of Penrith have said that they want ie affordable 2/3 bed properties and bungalows; * The style and design of properties fits in with the Penrith vernacular; * Investigations continue for another entrance onto the A6 to share the amount of traffic from the sites; and   2. Eden District Council be asked to ensure that the reserved matters application comes back to Penrith Town Council for consideration. |
| **PL/17/10 Eden District Council Planning Committee Decision 16 March 2017** |
| Members considered the response received from the Assistant Director Technical Services to the letter sent by the Town Council complaining about the democratic deficit at the Planning Committee on 16 March, when it was felt that EDC’s committee were not presented with the full facts about an application which was subsequently approved.  Members considered that any appeal needed to be undertaken quickly and considered the need to get advice quickly on the way forward. It was agreed that the issue was the omission of key information regarding noise which EDC had been in possession of and hence that the democratic process was deficient. Some concern was expressed about potential costs to the Town Council.  **RESOLVED** that:  1. advice be sought from the Councils solicitors on the best way forward; and  2. delegated authority be given to the Chair, Vice Chair and Deputy Town Clerk to make a decision on how to proceed once the advice is received. |
| **PL/17/11 Council Plan Monitoring** |
| The Committee reviewed the workplan which aligned with the Council Plan approved on 23 January 2017. Following some discussion it was **RESOLVED** that:  1. an amendment be made to the target measure for pedestrianisation to ‘work closely with partners with a view to ascertaining whether pedestrianisation should be pursued;  2. the Deputy Town Clerk liaise with the Economic Development Officer about development of the cultural strategy and how shopfronts, street furniture and street scape fits into this. |
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| **PL/17/12 Planning Application No17/0143: 1 Portland Place** |
| The Committee considered additional information relating to the internal layout of the building and a draft occupancy agreement. The document showed that the suggested 10 bedrooms would accommodate up to 16 occupants in shared rooms.  **RESOLVED** that the previous objection be reaffirmed on the following grounds:  CS12 – **Principles for Economic Development and Tourism** – this application does not protect and enhance existing tourist facilities and infrastructure.  Portland Place is renowned for its B&Bs with the only 5\* B&B in Penrith next door to the application site, nor is an HMO appropriate to the character of the area.  CS17 – **Principles for the Built (Historic) Environment** – this application within the conservation area and directly opposite a historic park/garden does not conserve and enhance buildings, landscapes and areas of cultural, historic or archaeological interest or their settings.  Portland Place is a special area of Penrith generally renowned for the high-quality guest houses it contains.  An HMO would change the character of the street with staff coming and going at unsociable hours.  Although there are no objections from the Highways Authority there is concern that an HMO with up to 16 occupants in 10 bedrooms would naturally affecting the parking availability within the location and the Town Council has grave concerns about the visual impact that such a potential change would have.  PTC also has concerns that there is no communal area and not enough facilities for the occupants.  Should EDC approve the application, Penrith Town Council would ask that the change of use be governed by a legal agreement tying its use to the hotel chain for a limited period of three years to review its use’ |
| **PL/17/13 Planning Applications** |
| 1. **Delegated Responses** |
| Members noted the planning responses submitted under delegated authority by the Town Clerk   |  |  | | --- | --- | | Planning application number: | 17/0259 | | Site address: | 60 ARTHUR STREET PENRITH CA11 7TU | | Description: | Listed Building consent for replacement of existing window with doorway linking existing dwelling and approved extension |   **Response:** No objection   |  |  | | --- | --- | | Planning application number: | 17/0268 | | Site address: | 46 WORDSWORTH STREET PENRITH CA11 7QY | | Description: | Rear single storey sun room |   **Response:** No objection   |  |  | | --- | --- | | Planning application number: | 17/0297 | | Site address: | 6 GLOUCESTER YARD GREAT DOCKRAY PENRITH CA11 7DU | | Description: | Change of use from office (B1) to hairdressers (A1). |   **Response:** No objection   |  |  | | --- | --- | | Planning application number: | 17/0320 | | Site address: | 17 HAWTHORN DRIVE PENRITH CA11 8WF | | Description: | Two storey extension |   **Response:** No Objection |
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| 1. **Planning Applications for Consideration**   Members considered the following applications. |
| |  |  | | --- | --- | | Planning application number: | 17/0309 | | Site address: | OMEGA PROTEINS PENRITH LTD PROCESSING PLANT PENRITH CA11 0BX | | Description: | Class B2 Industrial building and hardstanding |   **RESOLVED** that a response of no objection be submitted by Penrith Town Council. The Town Council felt that having enclosed washing facilities would be beneficial.   |  |  | | --- | --- | | Planning application number: | 17/0310 | | Site address: | OMEGA PROTEINS PENRITH LTD PROCESSING PLANT PENRITH CA11 0BX | | Description: | Development of a Class B2 industrial building and associated demolition works. |   **RESOLVED** that a response of no objection be submitted by Penrith Town Council.  The Town Council felt that having enclosed washing facilities would be beneficial   |  |  | | --- | --- | | Planning application number: | 17/0393 | | Site address: | AIMSHAUGH BARCO AVENUE PENRITH CA11 8LZ | | Description: | Outline application for one dwelling with approval sought for access. | | Moved by Cllr Johnson that the Town Council object to the applications in order to maintain gardens, housing mix, biodiversity etc. The motion did not find a seconder.  **RESOLVED** that a response of no objection be submitted by Penrith Town Council.   |  |  |  | | --- | --- | --- | | Planning application number: | 17/0410 | | | Site address: | STAGSTONES FARM MAIDENHILL ROAD PENRITH CUMBRIA CA11 8SH | | | Description: | Installation of energy storage facility and associated infrastructure | | | **RESOLVED** that a response of no objection be submitted by Penrith Town Council. | | | | Planning application number: | 17/0408 | | Site address: | LAND OFF CARLETON ROAD PENRITH | | Description: | Residential development of 110 dwellings | | Members considered the information submitted for the application expressing concern at the amount and technicality of the information to be considered in the timeframe given. Councillors were pleased to see that some design elements suggested had been incorporated within the site such as tree planting and landscape and play facilities however given the evidence provided by the Neighbourhood Plan consultation they were disappointed to note that the housing mix did not provide what was required for the demographic of the area or the wishes of the people within the town.  **RESOLVED** that the Town Council send a response objecting 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 size does not accord to the consultation responses received as part of the Neighbourhood Plan process when the residents of Penrith have advised that more affordable housing is required and more 2 and 3 beds and bungalows, not lots of 4 bed executive style houses and the windows are too small to allow maximum natural light and thereby reduce energy usage for residents;  2. the junction is unsuitable for an additional 110 additional houses as this is a relatively fast and busy main road and tourist route;  3. the play equipment suggested, although welcome, is not varied and pushed to the outside, a larger play area should also be incorporated within the middle of the site | | | | | |   Members also had underlying concerns about the additional effect on schools within Penrith. |
| **PL/17/14 Planning Applications** |
| Members noted that the next Planning Committee Meeting would be held on Monday 3 July 2017 in Rm.2 Parish Centre, St Andrews Place. |

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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  
Councillor M Clark  
Councillor S Connelly  
Councillor D Lawson  
Councillor J Lynch  
Councillor J Monk  
Councillor J Thompson  
Councillor D Whipp