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| **PENRITH TOWN COUNCIL** |

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria CA11 7XR

Penrith, Cumbria, CA11 7XR

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

Minutes of the meeting of the:

**PLANNING COMMITTEE**

Held on: Monday 9 April 2018, Unit 1, Church House, 19-24 Friargate, Penrith.

**PRESENT:**

Cllr Jackson - Chairman
Cllr Baker
Cllr Kenyon

Deputy Town Clerk

**MINUTES FOR THE PLANNING COMMITTEE**

**Monday 9 April 2018**

**2.00PM – 3.30 PM Unit 1, Church House, 19-24 Friargate, Penrith**

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| **PL/18/105 Apologies for Absence** |
| There were no apologies for absence for this meeting. |
| **PL/18/106 Minutes of Previous Meeting** |
| Members **RESOLVED** that the minutes of the meeting of the Planning Committee held on Monday 5 March 2018 be signed by the Chairman as a true and accurate record. |
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| **PL/18/107 Declarations of Interest 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.All Members declared that they knew Stephen Macaulay, Chairman of Penrith Chamber of Trade as he attended meetings of the Neighbourhood Plan Group. They declared that it was not a pecuniary interest and would have no bearing on their discussion or decision made in respect of Planning Application 18/0050. |
| **PL/18/108 Public Participation** |
| Mr Jonathan Wills, the applicant for Planning Application No 18/0188 had requested to speak and attended the meeting. |
| **PL/18/109 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 |
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| **PL/18/110 Planning Applications** |
| 1. **Delegated Responses**
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| Members noted the planning responses submitted under delegated authority by the Town Clerk

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| Planning application number: | 18/0080 |
| Site address: | UNIT43 GILWILLY ROAD PENRITH CA11 9BL |
| Description: | Extension to existing warehouse, creation of new yard, vehicle wash and fuelling facilities, internal alterations. |

**Response:** No ObjectionHowever, as trees are to be felled it should be incumbent upon the Applicant to plant replacements in a suitable position where they will thrive and felling of the willows should be undertaken outside the bird breeding season (March to end September).

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| Planning Application Number: | 18/0084 |
| Site Address: | 1 CEDAR CLOSE PENRITH CA11 8TJ |
| Description: | Extension to side and rear with new porch to front. |

**Response:** No Objection

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| TPO Number: | 191, 2018 |
| Site Address: | NEWTON HOUSE PENRITH |
| Description: | Prohibition of cutting down, topping, lopping or damaging branches or root system. |

**Response:** No Objection

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| Planning application number: | 18/0089 |
| Site address: | 10 HAWTHORN DRIVE PENRITH CA11 8WF |
| Description: | Extensions to bungalow. |

**Response –** No Objection

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| Planning application number: | 18/0096 |
| Site address: | MOUNT EDEN BEACON EDGE PENRITH CA11 8SW |
| Description: | Revised access for dwelling house following approval 17/0709. |

**Response –** No Objection providing Highways have no problems with the revision

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| Planning application number: | 18/0106 |
| Site address: | THE GREEN CARLETON AVENUE PENRITH CA10 2AU |
| Description: | Discharge of condition 3 (drainage) attached to approval 17/0691. |

**Response –** No Objection

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| Planning application number: | 18/0156 |
| Site address: | 40 CASTLE HILL ROAD PENRITH CA11 7HA |
| Description: | Erection of a conservatory |

**Response:** No Objection

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| Planning application number: | 17/1092 |
| Site address: | THE GARAGE BLENCATHRA HOUSE HIGH CARLETON PENRITH CA11 8SW |
| Description: | Retrospective application for change of use from Transport Depot to Tyre Depot and storage. Installation of Tyre Fitting Bay, also MOT Centre's including siting of portacabin offices. |

**Response** – No Objection

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| Planning application number: | 18/0144 |
| Site address: | 1 SCAWS DRIVE PENRITH CA11 8BH |
| Description: | First floor side extension. |

**Response** – No Objection

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| Planning application number: | 18/0166 |
| Site address: | LAUREL BANK FELL LANE PENRITH CA11 8AA |
| Description: | Listed building consent for internal and external alterations. |

**Response** – No Objection

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| Planning application number: | 18/0151 |
| Site address: | 19 KING STREET PENRITH CA11 7AJ |
| Description: | Listed building consent for erection of second floor accommodation to create 2 no. one bedroom apartments. |

**Response** – No Objection

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| Planning application number: | 18/0173 |
| Site address: | THACKA LEA THACKA LANE PENRITH CA11 9HX |
| Description: | Proposed alterations and extension. |

**Response** – No Objection

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| Planning application number: | 18/0170 |
| Site address: | LAND BEHIND BEACON HILL COTTAGE FELL LANE PENRITH CA11 8BJ |
| Description: | T1 Fir, T2 Holly, T3 Holly, T4 Fir, T5 Fir, T6 Fir, T7 Holly, T8 Apple: All trees to be removed as too close to existing and proposed dwellings; Penrith New Streets Conservation Area. |

**Response** – No Objection but any felling to be carried out outside of bird nesting season (March to October). Trees are important habitats for wildlife (insects, mammals and birds) and provide a source of food and shelter. Would prefer to see the apple tree retained perhaps with some crown reduction at an appropriate time of the year. If however it is felt that they should be removed due to disease or safety would like to see it (and the hollies) replaced with two further fruit bearing trees.

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| Planning application number: | 18/0178 |
| Site address: | LAND OFF WHITE OX WAY PENRITH CA11 8QP |
| Description: | Discharge of conditions 7 (surface water drainage) and 8 (carriageways, footways and associated works) attached to approval 11/0052 |

**Response –** No objection

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| Planning application number: | 18/0145 |
| Site address: | Board & Elbow 10 - 11 CORNMARKET PENRITH CA11 7DA |
| Description: | Listed building consent for internal works to fireplace to create a ''Through Stove'' |

**Response –** No objection

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| Planning application number: | 18/0180 |
| Site address: | FRIENDS MEETING HOUSE MEETING HOUSE LANE PENRITH CA11 7TR |
| Description: | Retrospective advertisement consent for pole mounted sign not attached to building |

**Response –** No objection - less obtrusive than before given the colours used

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| Planning application number: | 18/0190 |
| Site address: | 44 MAYBURGH AVENUE PENRITH CA11 8PA |
| Description: | Erection of single storey side extension |

**Response –** No objection

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| Planning application number: | 18/0211 |
| Site address: | A W JENKINSON FOREST PRODUCTS HAWESWATER ROAD PENRITH CA11 9EU |
| Description: | Replacement entrance canopy and replacement of staircase with covered staircase. |

**Response –** No objection

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| Planning application number: | 18/0199 |
| Site address: | SAINSBURYS UNIT A2 & A3 BREWERY LANE COMMON GARDEN SQUARE PENRITH CA11 7FG |
| Description: | Advertisement consent for 3.no illuminated signs and 8.no non illuminated signs |

**Response –** No objection

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| Planning application number: | 18/0214 |
| Site address: | BEACONSFIELD BEACON EDGE PENRITH CA11 7SF |
| Description: | G1 Mixed Laurels/Various: Remove group; G2 Mixed Acer and Cypress: Remove Cypress to open Acer; G3 Mixed Cypress: Remove smaller specimens to encourage Birch; G4 Remove all Cypress to re-open veg garden; T2A Wellingtonia: Crown raise by removing two lowest whorls of branches; Penrith New Streets Conservation Area. |

**Response –** No objection, however any felling to be carried out outside of bird nesting season (March to October) as this is the official bird nesting season and when bats may be roosting in the cypress trees. Trees are important habitats for wildlife (insects, mammals and birds) and provide a source of food and shelter. |
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| 1. **Planning Applications for Consideration**

Members considered the following items which had been received and which required a committee decision due to the nature of the applications Further information could 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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| **RESOLVED** that Planning Application 18/0188 be considered fist on the agenda.

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| Planning application number: | 18/0188 |
| Site address: | LAND ADJACENT RITTSON HOUSE SKIRSGILL LANE PENRITH CA10 2BQ |
| Description: | Erection of a single raised dwelling with garage. |

Mr Jonathan Wills, the applicant, spoke to the Committee to support his application. The reasons for the design were outlined to minimise water displacement should flooding occur. Mr Wills advised that just that morning he had received an objection from the Environment Agency on the format of the documentation provided. Mr Wills answered questions from Members.**RESOLVED** that a response of NO OBJECTION be returned to EDC.

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| Planning application number: | 18/0050 |
| Site address: | 19 BURROWGATE PENRITH CA11 7TE |
| Description: | Change of use and dormer roof extension and alterations to existing vacant retail store to create 53 residential units at first and second floor and maintain retail usage at ground floor. |

Mr Andrew Hine, the owner’s representative and Mr Neil Collins, the applicant’s agent from NC Architecture spoke to the Committee and detailed their plans. It was explained that it was planned to have 4 retail units (although sizes and numbers could change depending on demand) and 53 residential units over the first and second floors. Rather than the numbers in the application form it was planned to have 29 one bed and 24 two bed apartments. There were no affordable elements due to the Vacant Building Credit Scheme which was introduced to promote development on brownfield sites. It allows the floorspace of existing buildings that are to be redeveloped to be offset against the calculations for section 106 affordable housing requirements (whether financial contribution or provision). It applies to any building that has not been abandoned and is brought back into any lawful use, or is demolished to be replaced by a new building. Members were advised how the phasing of the work would be carried out.Mr Stephen Macaulay representing Penrith Chamber of Trade explained that although the Chamber was not against the development as such they had a number of concerns about the unconventional layout of the apartments, the proposed phasing and the retail demand and would be submitting an objection to EDC based on these grounds.Councillors expressed concerns about the lack of parking associated with the development given the problems with parking within the town. Following consideration, it was **RESOLVED** that a response be sent back to EDC SUPPORTING the application with a request that the following conditions be included if the application is approved:1. That the developers work with Eden District Council to consider ways of providing more parking associated with the development; and2. The shop fronts be in keeping with the conservation area and the market town and be of traditional design with no bright external lighting or signage.**Mr Hine, Mr Collins, Mr Macaulay and Mr Wills left the meeting.**

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| Planning application number: | 18/0151 |
| Site address: | 19 KING STREET PENRITH CA11 7AJ |
| Description: | Listed building consent for erection of second floor accommodation to create 2 no. one bedroom apartments and for the painting of the front and rear elevations |

**RESOLVED** that EDC be advised that the Town Council would ask that the upper floors be sandstone faced to fit in with the surroundings and protect the listed building.

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| Planning application number: | 18/0217 |
| Site address: | 44 KING STREET PENRITH CA11 7AY |
| Description: | Listed building consent for replacement of existing window panel with new external door for disabled access. |

**RESOLVED** that a response be sent back to EDC SUPPORTING the application which maintains the look of the frontage in keeping with the conservation area and market town.

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| Planning application number: | 18/0189 |
| Site address: | LAND KNOWN AS CARLETON HEIGHTS PENRITH  |
| Description: | Variation of condition 1 (Plans Compliance) to replace Layout Revision H with Layout Revision I attached to approval 16/0811. |

**RESOLVED** thata response be sent back to EDC requesting an extention to the timescale for response together with confirmation of how this application links to 18/0259 as Members did not want to compromise the decision that they might make. |
| **PL/18/111 Neighbourhood Plan and EDC Vision Masterplan Update** |
| a) Councillor Baker reported that the previous meeting of the group had been cancelled due to inclement weather but had been rearranged for Monday 14th May. The Planning Consultants were finalising the draft Neighbourhood Plan document incorporating the suggestions and changes made by the group to be signed off at the meeting prior to an informal consultation.b) Information provided by EDC at the meeting on 27 March was shared between Members. It was reported that the next meeting would be held on 24th April. |
| **PL/18/112 Next Meeting** |
| It was noted that the next meeting of the Planning Committee would be held on Monday 14th May at 2.00pm in the Boardroom, Penrith Town Council Offices, Church House, 19-24 Friargate, Penrith |
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Chairman

For the attention of the Planning Committee

Councillor S Jackson Chairman
Councillor P Baker
Councillor R Kenyon

For information to all other Councillors

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