



PENRITH TOWN COUNCIL

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR
Tel: 01768 899773 Email: deputytownclerk@penrithtowncouncil.co.uk

DATE: 26 June 2018

Dear Councillor

You are hereby summoned to attend a meeting of the:

PLANNING COMMITTEE

to be held on:

Monday 2 July 2018, 2.00 pm - 3.00 pm the Boardroom, Penrith Town Council Offices, Unit 1, Church House, 19-24 Friargate, Penrith

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

2 July 2018

2.00 PM – 3.00 PM

**the Boardroom, Penrith Town Council Offices, Unit 1, Church House,
19-24 Friargate, Penrith**

1. Apologies for Absence

To receive apologies from members.

2. Minutes of the Previous Meeting

To authorise the Chairman to sign the Minutes of the Meetings of the Planning Committee held on:

1. 14 May 2018; and
2. 4 June 2018

as a true record.

3. 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 reminded to 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*

4. 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.

5. 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.

6. Planning Applications

a) Delegated Responses – To Note

Planning application number:	18/0345
Site address:	16 MONNINGTON WAY PENRITH CA11 8QJ
Description:	Addition of ramp to front elevation.

Proposed Response – No Objection

Planning Application Number: 18/0415
Site Address: BEACON VIEW NEWTON ROAD PENRITH CA11 9EE
Description: Replacement garage.

Proposed Response As this is a residential area, concern is expressed about how the metal 'tile effect' roof will fit in with the bungalow and other properties in the area. It would be preferable for the roof tiles/slates matched the bungalow. Would also request conditions for the safe controlled disposal of asbestos.

Planning Application Number: 18/0418
Site Address: FORMER GARAGE SITE WILLIAM STREET PENRITH
Description: Proposed demolition of former garage site.

Proposed Response: No objection subject to boundary walls respecting the local vernacular. Sandstone walling is a prominent feature of the conservation area. Eden Housing should be requested to respect the location by providing sandstone boundary walls either by retaining elements of the existing structure or rebuilding.

Planning Application Number: 18/0394
Site Address: FELLSIDE NICHOLSON LANE PENRITH CA11 7UL
Description: T1 (Sycamore) and T2, T3 (Limes): Crown raise to 4m above ground level; Removal of basal and stem shoots from Lime trees to 4m height on an annual cycle; Prune branch from Sycamore (T1) where it overhangs adjacent building; Tree Preservation Order No 175, 2016, Fellside, Nicholson Lane, Penrith.

Proposed Response No objection to removal of limb (T1) however advice of Tree Officer on the desirability of reducing the height of the limes (T2 & T3) should be sought. Limes are a valuable specimen tree so there is reluctance to allow annual pollarding on T2 and T3 particularly as there has been a breach of a TPO on another tree. Any work to be undertaken outside of the bird breeding season.

Planning application number: 18/0451
Site address: CHADWELL HOUSE NICHOLSON LANE PENRITH CA11 7UL
Description: A) Remove branch from Lime tree; B) Remove tree overhanging neighbour's roof; C) Remove Holly beside workshop; Penrith New Streets Conservation Area

Proposed Response No objection provided works are undertaken outside of the bird breeding season

Planning application number: 18/0469
Site address: BURLISH BEACON EDGE PENRITH CA11 7PE
Description: Fell one Cherry tree to improve access to existing drive/parking area; Penrith New Streets Conservation Area.

Proposed Response No objection provided works are undertaken outside of the bird breeding season

Planning application number: 18/0397
Site address: 19 - 24 CHURCH HOUSE FRIARGATE PENRITH CA11 7XR
Description: Change of use from offices to dance school.

Proposed Response: PTC, as neighbour to the proposal (approximately 20 feet away across communal space) is concerned about noise impact and would ask that the applicant be requested to include sound proofing measures and an additional internal sound proofed lobby space to separate it from the common areas and reduce any possible impact of noise.

Planning Application Number: 18/0437
Site Address: PENRITH PRE-SCHOOL NURSERY THE OLD SCHOOL MEETING HOUSE LANE PENRITH CA11 7TR
Description: Listed building consent for replacement radiators and associated work.

Proposed Response: No Objection, alterations are all internal to make the building fit for purpose

b) 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.

Planning application number: 18/0469
Site address: BURLISH BEACON EDGE PENRITH CA11 7PE
Description: Fell one Cherry tree to improve access to existing drive/parking area; Penrith New Streets Conservation Area.

Planning application number: 18/0493
Site address: ST CATHERINES RC SCHOOL DROVERS LANE PENRITH CA11 9EL
Description: Trees 2, 3, 4, 5, 7, 9, 10 (Silver Birch): Remove trees; Trees 1, 6, 8 (Silver Birch): Crown raise to between 3.5-4m above ground level; Penrith Conservation Area.

Planning application number:	18/0447
Site address:	74 RAISELANDS CROFT PENRITH CA11 9JL
Description:	Two storey side extension.
Planning application number:	18/0465
Site address:	HUNTER HALL SCHOOL CARLETON PENRITH CA11 8UA
Description:	Replacement classroom teaching facility.
Planning application number:	18/0475
Site address:	HAMARA GHAR THACKA LANE PENRITH CA11 9HX
Description:	Extension and alterations to dwelling.
Planning application number:	18/0481
Site address:	19 RIMINGTON WAY PENRITH CA11 8TG
Description:	Extension and alterations to existing detached dwelling.
Planning application number:	18/0468
Site address:	3 QUEEN STREET PENRITH CA11 7XD
Description:	Listed Building consent to enable change of use to 5no apartments, including internal alterations and replacement windows.
Planning application number:	18/0467
Site address:	3 QUEEN STREET PENRITH CA11 7XD
Description:	Change of use of pub to 5no apartments
Planning application number:	18/0511
Site address:	28 WORDSWORTH STREET PENRITH CA11 7QY
Description:	Single storey rear extension.

7. Neighbourhood Plan Progress

To receive a verbal update on the work being undertaken for the Neighbourhood Plan.

8. Next Meeting

To note that the next Planning Committee Meeting will be held 3 September 2018
2.00pm – 3.00pm, in the Boardroom, Penrith Town Council Offices, Church House, 19-
24 Friargate, Penrith

For the attention of the Planning Committee

Councillor S Jackson	Chairman
Councillor P Baker	Vice-Chairman
Councillor G Bowen	
Councillor R Kenyon	
Councillor R Burgin	Standing Deputy

For information to all other Councillors

Councillor J Briggs
Councillor M Clark
Councillor P Donald
Councillor S Connelly
Councillor D Lawson
Councillor J Monk
Councillor D Whipp



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Minutes of the meeting of the:

PLANNING COMMITTEE

Held on: Monday 14 May 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

14 May 2018

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

PL/18/113 Apologies for Absence

There were no apologies for absence for this meeting.

PL/18/114 Minutes of Previous Meeting

Members **RESOLVED** that the minutes of the meeting of the Planning Committee held on 9 April 2018 be signed by the Chairman as a true and accurate record.

PL/18/115 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.

There were no declarations of interest made at the meeting.

PL/18/116 Public Participation

No members of the public had requested in writing to speak prior to the meeting.

PL/18/117 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/18/118 Planning Applications

a) Delegated Responses

Members noted the planning responses submitted under delegated authority by the Town Clerk

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 portakabin offices.

Response – No Objection

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

Response – No Objection

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

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

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

Response – No Objection

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.

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

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

Response – No objection

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

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

Response – No objection

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

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

Planning Application Number: 18/0192
Site Address: BEACONSIDE CE PRIMARY SCHOOL HUTTON HILL PENRITH CA11 8EN
Description: Installation of double decker bus to provide additional teaching accommodation

Proposed Response: Support the application

Planning application number: 18/0223
Site address: UNIT 5 MERESIDE GREENBANK ROAD PENRITH CA11 9FB
Description: Variation of condition 2 (drawings) attached to approval 16/0924.

Proposed Response: No Objection Subject to approval by Highways

Planning application number: 18/0220
Site address: STATION VIEW PENRITH CA11 0BX
Description: Temporary change of use of land in connection with the erection of concrete batching plant.

Proposed Response: No Objection, screening with earth bund already in position and this is in the back of an existing haulage yard

Planning application number: 18/0241
Site address: ST CATHERINES RECTORY DROVERS LANE PENRITH CA11 9EL
Description: Proposed fire escape doorway.

Proposed Response: No Objection

The proposed fire exit will not be visible from the highway and it is reassuring to note that they plan to use stone to match the existing. However, no details are given of the new door. Within the constraints imposed by Fire Regulations the door should be in-keeping with the age of the building and the existing external doors, i.e. not some modern off-the-shelf door.

Planning application number: 18/0245
Site address: 29 HUNTLEY AVENUE PENRITH CA11 8NU
Description: Two storey rear extension

Proposed Response: No Objection in the absence of any comments from neighbouring properties

Planning application number: 18/0262
Site address: 28 GREYSTOKE ROAD PENRITH CA11 9EB
Description: Single storey rear extension to dwelling and detached garage.

Proposed Response: No Objection in the absence of any comments from neighbouring properties

Planning application number: 18/0264
Site address: 33 HOLME RIGGS AVENUE PENRITH CA11 8NL
Description: Proposed two storey side extension.

Proposed Response: No Objection

Planning Application Number: 18/0267
Site Address: 64A ARTHUR STREET PENRITH CA11 7TX
Description: Listed Building Consent for conversion of external store into two additional bedrooms for an existing one bedroom flat. External walls to be repointed

Proposed Response: No Objection

Planning application number: 18/0231
Site address: A W JENKINSON HAWESWATER ROAD PENRITH CA11 9EU
Description: To extend the existing concrete culvert, install new boiler plant and associated works.

Proposed Response: No Objection

b) 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.

Planning application number: 18/0310
Site address: 5 FRIARS ROAD PENRITH CA11 8DG
Description: Single storey rear extension.

RESOLVED that a response of NO OBJECTION be returned to EDC.

Planning application number: 18/0263
Site address: CARLETON MEADOWS CARLETON HILL ROAD PENRITH CA11 8UR
Description: Discharge of condition 15 (removal of suspended solids from surface water run-off) attached to approval 08/0291

RESOLVED that a response of NO OBJECTION be returned to EDC

Planning application number: 18/0259
Site address: LAND KNOWN AS CARLETON HEIGHTS PENRITH
Description: Variation of condition 1 (plans compliance) comprising of updated layout plan and finishes schedule attached to approval 16/0811.

RESOLVED that a response be returned to EDC OBJECTING to the application on the grounds that the original application included garaging and no proper justification or

material considerations had been provided by the developers for the removal. Garages are required not only for cars but for additional storage

Planning application number: 18/0329
Site address: FORMER CAR PARK BRENTFIELD WAY PENRITH CA11 8DQ
Description: Variation of condition 2 (Boundary Treatment) attached to approval 16/0950.

RESOLVED that a response be returned to EDC OBJECTING to the application and requesting that the sandstone wall, a feature in the conservation area and around Penrith, be reinstated and the remainder retained.

PL/18/119 Traffic Regulation Order

Members considered the traffic regulation orders for 'No Waiting at any Time' on parts of Ash Road, Cherry Gardens and Princes Street / Great Dockray.

RESOLVED that a response be returned to Cumbria County Council supporting the introduction of 'No Waiting at any Time' and that a request be made asking that the County Council consider allowing early morning deliveries to businesses in Princes Street / Great Dockray.

PL/18/120 Environmental Permitting (England and Wales) Regulations 2010, SI 2010/675 - Regulation 13 and Schedule 5, Paragraph 6

RESOLVED that a response be returned to EDC advising that as PTC did not feel qualified to comment on the technicalities of the application they would support any conditions or decision of the Environment Agency and Environmental Health.

PL/18/121 Penrith Masterplan

Following the presentation by EDC the previous week, Members acknowledged that there were opportunities for growth given that Penrith was situated on an important cross road, however the Masterplan seemed to be concentrating on one area for housing linked to an idea for a northern bypass, rather than exploring all possibilities. Given the low unemployment it was important to increase job opportunities and employment as, at the present time, there is no justification for all the additional housing other than a relief road.

The next Masterplan presentation by EDC would be on Tuesday 15 May.

PL/18/122 Next Meeting

Members noted that the next Planning Committee Meeting would be held on Monday 4 June 2018 in Rm.2 Parish Centre, St Andrews Place

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Chairman



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Minutes of the meeting of the:

PLANNING COMMITTEE

Held on: Monday 4 June 2018, Unit 1, Church House, 19-24 Friargate, Penrith.

PRESENT:

Cllr Baker
Cllr Jackson
Cllr Burgin

Deputy Town Clerk

MINUTES FOR THE PLANNING COMMITTEE

4 June 2018

2.00PM –2.30PM Unit 1, Church House, 19-24 Friargate, Penrith

PL/18/01 Election of Chairman

Moved, seconded and **RESOLVED** that Councillor Jackson be elected Chairman of the Planning Committee for the 2018-2019 Municipal Year.

PL/18/02 Appointment of Vice-Chairman

Moved, seconded and **RESOLVED** that Councillor Baker be appointed Vice-Chairman of the Planning Committee for the 2018-2019 Municipal Year.

PL/18/03 Apologies for Absence

Members received apologies from Councillors Bowen and Kenyon. The reasons for apologies were noted.

PL/18/04 Minutes of Previous Meeting

Members **RESOLVED** that the minutes of the meeting of the Planning Committee held on 14 May 2018 be carried forward to the next meeting of the Committee as one of the members at the previous meeting was not present, and Councillor Burgin had not attended the previous meeting.

PL/18/05 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.

There were no declarations of interest made at the meeting.

PL/18/06 Public Participation

No members of the public had requested in writing to speak prior to the meeting.

PL/18/07 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/18/08 Council Plan Monitoring

Councillors considered the Council Plan Monitoring report and reviewed the work plan for the Planning Committee and Neighbourhood Plan Group.

RESOLVED that the updated Work Plan and budget be noted and approved.

PL/18/09 Lazonby Parish Plan

Councillors considered Lazonby Parish Council's Neighbourhood Plan (<https://www.eden.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/lazonby-parish-neighbourhood-planning-area/>) which Eden District Council were consulting upon as part of the Regulation 16 Notification. It was noted that the plan did not impact on the Penrith Parish area.

RESOLVED that the Plan be noted and that Lazonby Parish Council be commended on the work that they had done.

PL/18/10 Planning Applications

a) Delegated Responses

Member noted the planning responses submitted under delegated powers by the Town Clerk between the scheduled meetings of the Committee.

Planning Application Number: 18/0296
Site Address: 13 BROOKLANDS GRANGE PENRITH CA11 8TQ
Description: First floor extension.

Response – No Objection

Planning application number: 18/0318
Site address: VICTORIA COTTAGE CARLETON ROAD PENRITH CA11 8LP
Description: Renewal of application 16/0327 to remove Ash tree (T1) showing signs of significant decline; Replace with flowering Cherry; Tree Preservation Order No 19, 1987, Victoria Cottage, Carleton Road, Penrith.

Response – No Objection but tree to be felled outside of the bird nesting season ie no before the end of September 2018 and before the end of March 2019

Planning application number: 18/0345
Site address: 16 MONNINGTON WAY PENRITH CA11 8QJ
Description: Addition of ramp to front elevation.

Response – No Objection

b) 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.

RESOLVED that Planning Applications 18/0371 and 18/0372 be discussed together but be considered separately.

Planning application number: 18/0371
Site address: 44 KING STREET PENRITH CA11 7AY
Description: Listed building consent for replacement of existing window panel with external door for disabled access and replace single pane front window with double glazed unit.

RESOLVED that a response of NO OBJECTION be returned to EDC.

Planning Application Number: 18/0372
Site Address: 44 KING STREET PENRITH CA11 7AY
Description: Replace existing window panel with new external door for disabled access, and replace single pane front window with double glazed unit.

RESOLVED that a response of NO OBJECTION be returned to EDC.

Planning Application Number: 18/0375
Site Address: 23 PATEGILL COURT PENRITH CA11 8LG
Description: Two storey extension to side of dwelling with single storey extension to rear.

RESOLVED that a response of NO OBJECTION be returned to EDC.

Planning Application Number: 18/0375
Site Address: 12 GRAHAM STREET PENRITH CA11 9LG
Description: Extension and alteration to rear extension.

RESOLVED that a response of NO OBJECTION be returned to EDC

PL/18/11 Next Meeting

Members noted that the next Planning Committee Meeting would be held on Monday 2 July 2018 2.00pm – 3.00pm, 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

Vice-Chairman

Councillor R Kenyon

Councillor R Burgin – Standing Deputy

For information to all other Councillors

Councillor G Bowen

Councillor J Briggs

Councillor M Clark

Councillor P Donald

Councillor S Connelly

Councillor D Lawson

Councillor J Monk

Councillor J Thompson

Councillor D Whipp