



Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR
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Minutes of the meeting of the:

PLANNING COMMITTEE

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

PRESENT:

Cllr Jackson - Chairman
Cllr Baker – Vice Chairman
Cllr Bowen
Cllr Kenyon

Deputy Town Clerk

MINUTES FOR THE PLANNING COMMITTEE

1 October 2018

2.00PM – 5.30 PM Unit 1, Church House, 19-24 Friargate, Penrith

PL/18/33 Apologies for Absence

There were no apologies for absence for this meeting.

PL/18/34 Minutes of Previous Meeting

Members **RESOLVED** that the minutes of the meeting of the Planning Committee held on 3 September 2018 be signed by the Chairman as a true and accurate record.

PL/18/35 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.

Councillor Kenyon declared a registrable interest in agenda item 7, Penrith Vision Strategic Masterplan, as he had expressed personal comments to the Lowther's land agent regarding the current Masterplan but would consider all aspects going forward with an open mind. He also declared that he knew Jim Lowther but had not seen or spoken to him for some time.

PL/18/36 Order of Agenda Items

RESOLVED that item 7, Penrith Vision Strategic Masterplan and item 9, Neighbourhood Development Plan Group be considered at the end of the agenda in Part II without the presence of the press and public, pursuant to the public bodies (Admissions to Meetings) Act 1960 Section 2.

PL/18/37 Public Participation

Councillor David Whipp attended as a member of the public to give his views on item 7, Penrith Vision Strategic Masterplan, prior to leaving the meeting

PL/18/38 Public Bodies (Admissions to Meetings) Act 1960 – Excluded Items

RESOLVED that the agenda items on the Penrith Vision Strategic Masterplan and Neighbourhood Development Plan Group be considered without the presence of the press and public, pursuant to the Public Bodies (Admissions to Meetings) Act 1960 Section 2 but that the minutes be made public.

PL/18/39 Planning Applications

a) Delegated Responses

Planning Application Number: 18/0543
Site Address: 27 ALBERT STREET PENRITH CA11 7XA
Description: Listed building consent for replacement of roof apex window.

Response: No objection although a listed building the apex window is barely able to be seen and difficult to access to maintain. This alteration ensures that the house is weatherproof and habitable.

Planning application number: 18/0613
Site address: 62 ARTHUR STREET PENRITH CA11 7TU
Description: Fell Holly tree overhanging neighbour's garden; Penrith New Streets Conservation Area.

Response: No objection although would like work carried out after bird breeding season as per advice provided by DEFRA 'Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In terms of tree felling the main mitigation route to reduce the likelihood of harm to breeding birds is to undertake clearance or destruction of any vegetation or structure which may be used as a breeding site outside the bird breeding season when breeding birds are unlikely to be present (based upon habitat features) or where survey work has confirmed their absence. The bird breeding season will be dependent upon weather conditions and will vary from year to year, but in general is the period between early March and late August.

Planning application number: 18/0430
Site address: 8 WORDSWORTH TERRACE DROVERS LANE PENRITH CA11 7QT
Description: Listed building consent for 4no. replacement double glazed sliding sash timber windows

Response: No objection

Planning Application Number: 18/0633
Site Address: 7 SKIRSGILL GARDENS PENRITH CA11 7EP
Description: Two Storey Side Extension, Single Storey Rear Extension and Loft Conversion with Dormer Windows.

Response: No objection

Planning Application Number: 18/0652
Site Address: 13 GRAHAM STREET PENRITH CA11 9LG
Description: Two storey rear extension.
Response: No objection, not dissimilar to other extensions on the same street

Planning application number: 18/0578
Site address: CARLETON HILL FARM PENRITH CA11 8TZ
Description: Agricultural building.
Response: No objection however, to reduce visual impact from Beacon Edge in particular as well as local housing development, would prefer roof to be conditioned to be green coloured rather than natural.

Planning Application Number: 18/0716
Site Address: LAND AT COWRAIK BEACON EDGE PENRITH CA11 8SW
Description: Outline application for one dwelling with all matters reserved.
Response: Objection, proposal is for market led housing within open countryside with no justification for dwelling against current and emerging local plan

Planning application number: 18/0702
Site address: PELE COURT FRIARGATE PENRITH CA11 7XT
Description: T1 Ash: Mature tree with sparse crown indicating declining vigour - sectional fell/dismantle to ground level; Group 1, Sycamore: Fell to ground level two outer stems to reduce crowded growth and promote growth of remaining central stems; Group 2, Sycamore and Ash: Fell to ground level Sycamore closest to lamp post and prune/ reduce crown on opposite side (towards Pele Court building) to maintain overall symmetry and balance; Group 3, Sycamore : Prune/ crown raise in order to increase clearance underneath; Penrith Conservation Area.
Response: No objection although would like work carried out after bird breeding season as per advice provided by DEFRA 'Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken.

In terms of tree felling the main mitigation route to reduce the likelihood of harm to breeding birds is to undertake clearance or destruction of any vegetation or structure which may be used as a breeding site outside the bird breeding season when breeding birds are unlikely to be present (based upon habitat features) or where survey work has confirmed their absence. The bird breeding season will be dependent upon weather conditions and will vary from year to year, but in general is the period between early March and late August.

Replacement of T1 Ash tree is desirable with another Ash or native species.

Planning application number: 18/0707
Site address: 16 KING STREET PENRITH CA11 7AJ
Description: Change of use from hairdressing salon to chiropractic clinic.

Response: No objection, signage must be in keeping with the age and location of the building in the conservation area.

Planning application number: 18/0684
Site address: 28 SALKELD ROAD PENRITH CA11 8RA
Description: Alterations & new timber balcony.

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: 18/0725
Site address: 8A ANGEL LANE PENRITH CA11 7BP
Description: Replacement of existing front and rear windows and rear entrance door with uPVC.

RESOLVED that a response be sent back to EDC OBJECTING to the application on the grounds that white PVC windows would be incongruous in the conservation area.

Planning application number: 18/0731
Site address: 56 CROFT AVENUE PENRITH CUMBRIA CA11 7RL
Description: Extension to dwelling.

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

PL/18/40 Penrith Vision Strategic Masterplan

The Committee received a presentation from Councillor David Whipp regarding the Masterplan document. He reminded Members that the Masterplan document had no status in law and that individuals were encouraged to provide responses by 2nd November.

Members were advised that it was understood that EDC should have collated the comments from the consultation by February 2019 and that the comments may lead to more specific proposals to comment on. Councillor Whipp stated that he hoped that the Town Council would be supportive of the idea of a Masterplan but wouldn't be put into a position where it made statements and be put into a position where it was held to account about the aspirations. He asked the Committee to send a response focussing on the process and respond in detail when it was incorporated into a legal document which afforded a period of formal consultation.

Councillor Whipp was thanked for his comments before he left the meeting and Members considered their response.

Members considered the previous letter sent to EDC before it was **RESOLVED** that the following response be sent and included within the public minutes:

We considered the most recent Masterplan documentation at the meeting of our Planning Committee on 1 October 2018.

The Town Council recognises that this is an aspirational document, but as representatives of Penrith, it would be remiss of us to ignore the breadth and depth of feeling in the town. Our primary concern is a prosperous future for Penrith, but it is important that we ensure that any plan reflects the wishes of the people of Penrith.

The Council welcomes a transparent, comprehensive and considered Masterplan for Penrith. The Town Council:

- Will always seek to play an active role in the development of the Masterplan;
- Will continue to represent the views of the electorate; and
- Supports opportunities to improve wages, create affordable housing and protect Penrith's assets.

An informal engagement process does not constitute an open and transparent formal consultation which should engage with local authorities, businesses, transport providers, schools, healthcare providers, the emergency services and surrounding parishes.

Penrith Town Council would reiterate, as per our previous letter, the request that Eden District Council carry out a genuine public consultation, as set out in their own Local Plan's procedures. The consultation should consider all alternative options for relieving congestion at the Kemplay roundabout and J40 as well as ALL alternative sites for housing.

The case for the scale of the development, especially in relation to Penrith today, has not been sufficiently made. Penrith Town Council feels that evaluation of suitable alternative residential development sites has been inadequate. Residents should be given every opportunity to comment on ALL the potential development sites outlined in Figure 7 on Page 9 of the Technical Appraisal document.

The people of Penrith should be asked clearly whether they wish the town to experience organic growth, super growth (as requested by EDC, defined by the Planning Inspector and included within the Local Plan), or super super growth as envisaged by this Masterplan.

The Masterplan proposes the provision of retail facilities, primary schools and a secondary school making the 'villages' communities in their own right with their own facilities and largely self-sufficient which would reduce the need to use the shops and services offered in the town. Connectivity to Penrith is poor from the proposed Beacon Villages. The topography is such that people would not walk or bike into Penrith but would use cars if coming into the town thereby exacerbating the aforementioned traffic problems the town already has.

The Masterplan documentation states that 'in line with the current Local Plan, the Council will continue to seek a minimum of 30% affordable housing on all new developments of over 11 units in Penrith'. The reality is that time and again developers justify reduced quotas of affordable housing on the grounds of viability. EDC have stated that they wish to attract small and medium sized developers. If such a developer only wishes to build up to 10 units there is no requirement to provide any affordable housing. Penrith Town Council asks that more emphasis is given to the provision of affordable housing in any new developments within the town and the involvement of Heart of Cumbria in this provision.

We agree that there is a need for more better and higher paid jobs. We would support EDC in creating more detailed proposals for economic growth. The desire for better and higher paid jobs must be accompanied by more expert input and engagement to be achievable.

The draft Masterplan, other documentation and social media releases from Eden District Council still state that the growth option chosen was approved by the stakeholder group which included Penrith Town Council. This was NOT the case. The Town Council provided no such resolved affirmation and this statement should be removed from all associated documents.

Nothing is more important to the Town Council than the future wellbeing and prosperity of Penrith. Eden District Council has a vital role to play in ensuring that residents can be confident and hopeful for the future. We would challenge anyone to dispute that Penrith needs a plan but it is in the considered opinion of the Members of Penrith Town Council that in its current form and location, this is not that plan.

We stand ready to assist in any way to more closely align the views of residents and the proposals of the District Council and would seek to work in partnership to progress a more feasible plan for the town.

PL/18/41 Neighbourhood Plan Development Group

The Chairman of the Neighbourhood Plan Group reported that comments made during the informal consultation period had been collated and draft responses made against them for consideration at the next meeting of the group.

The green spaces Appendix, amended for accuracy and to be more prescriptive under the headings, would be presented to the Group for ratification. The Chairman of the group expressed some concern about protection of the whole of the Beacon Forest given its size. After some discussion it was **RESOLVED** that:

1. the Beacon would be the subject of a specific discussion at the Neighbourhood Plan Group given the strength of feeling regarding development on and behind the hill (petition with over 1000 signatures);
2. advice be taken from the Planning Consultant about how best to try to protect the whole area; and
3. although it was acknowledged that the Planning Inspector may reject the inclusion of the whole of the Beacon and the forest, the aim was to retain the whole area as protected green space and only look to split should this be a request of the Inspector.

PL/18/42 Next Meeting

Members noted that the next Planning Committee Meeting would be held on Monday 5 November 2018 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 J Briggs
Councillor M Clark
Councillor P Donald
Councillor D Lawson
Councillor J Monk
Councillor M Thorley
Councillor D Whipp