



# 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 5 November 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**

**5 November 2018**

**2.00PM – 2.45 PM Unit 1, Church House, 19-24 Friargate, Penrith**

## **PL/18/43 Apologies for Absence**

There were no apologies for absence for this meeting.

## **PL/18/44 Minutes of Previous Meeting**

Members **RESOLVED** that the minutes of the meeting of the Planning Committee held on 1 October 2018 be signed by the Chairman as a true and accurate record.

## **PL/18/45 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/18/46 Public Participation**

A member of the public had requested in writing to make representations regarding a planning application (18/0829) which would be considered later in the agenda. It was agreed that the member of the public present should speak immediately prior to the application being considered.

## **PL/18/47 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/18/48 Cumbria County Council 2018/19 Speed Limit Review for the Eden Area**

The Committee considered the documentation from Cumbria County Council which detailed proposed extensions to the current speed limit. It was proposed to extend the 20mph on Pategill and the 40mph on the A686 past Carletonhill to the layby.

**RESOLVED** that a response be returned to Cumbria County Council supporting the proposed speed limit extensions in Pategill and through Carleton but reiterating the view, previously expressed, that the speed limit on the A686 through Carleton should be reduced to 30mph due to the additional traffic that will be generated by the new housing developments in the area.

## PL/18/49 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.

**Proposed 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.

**Proposed Response:** No objection although would like work carried out after prefer works to be 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

**Proposed 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.

**Proposed Response:** No objection

Planning Application Number: 18/0652  
Site Address: 13 GRAHAM STREET PENRITH CA11 9LG  
Description: Two storey rear extension.

**Proposed 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.

**Proposed Response:** No objection however to reduce visual impact from Beacon Edge in particular as well as local housing developments would prefer roof 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.

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

**Proposed 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.

**Proposed Response:** No objection

Planning application number: 18/0723  
Site address: PENRITH RAILWAY STATION ULLSWATER ROAD PENRITH CA11 7JQ  
Description: A single, freestanding, double sided map and information board.

**Proposed Response:** No objection – could it be located nearer the boundary wall and hedge?

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.

**Proposed Response:** No objection although would like work carried out after prefer works to be 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: 18/0744  
Site address: 31 ST ANDREWS VIEW PENRITH CA11 7YF  
Description: Listed Building Consent for roof repairs.

**Proposed Response:** No objection

Planning application number: 18/0797  
Site address: 74 MILNER MOUNT PENRITH CA11 8HA  
Description: Demolition of flat roofed utility, erection of 2 storey side extension and porch.

**Proposed Response:** No objection

Planning application number: 18/0784  
Site address: 40 CASTLE HILL ROAD PENRITH CA11 7HA  
Description: Addition of conservatory to rear and creation of driveway to front part retrospective.

**Proposed Response:** In the absence of any comments from neighbours, no objection

Planning application number: 18/0777  
Site address: 29 ARTHUR STREET PENRITH CA11 7TU  
Description: T1 Apple: Prune away from telephone wires; T2 Holly: Remove (but may reduce and retain); T3 Cherry: Reduce canopy back towards shed (1m in from lawn edge); T4 Cherries: Crown raise over footpath (2.5m) and road (50m); T5 Yew: Prune to create 1m separation to neighbour's property and crown raise to 2.5m over drive; T6 Yews: Prune to create 1m separation distance to neighbouring properties; Penrith New Streets Conservation Area.

**Proposed Response:** No objection. Work to be 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: 18/0807  
Site address: FLAT 2 ABBOTSFORD HOUSE WORDSWORTH STREET PENRITH CA11 7QY  
Description: Change of timber sliding sash windows to uPVC sliding sash windows.

**Proposed Response:** Not a listed building but within a conservation area. Object – would wish replacement to be wood.

Planning application number: 18/0813  
Site address: 8 PARKLANDS VIEW PENRITH CA11 8TE  
Description: Fell Sycamore tree which is damaged and at risk from wind (inspected by Rob Sim, Arboriculturist); Tree Preservation No 123, 2005, The Parklands, Penrith (T8).

**Proposed Response:** No objection, Work to be 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: 18/0817

Site address: LAND AT JUNCTION OF A6 AND B5035 PENRITH

Description: Advertisement consent for 3no hoarding signs.

**Proposed Response:** No Objection however given the Masterplan states there is a demand for industrial land would question why the period is for 5 years. Given the time period and the fact that this is a gateway to the town PTC would request a condition to state that the signs are kept fresh, cleaned and in good repair for the duration that they are up.

## **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: 18/0829

Site address: LAND AT SKIRSGILL LANE EAMONT BRIDGE PENRITH CA10 2BQ

Description: Erection of single dwelling intended for local occupancy.

**The Committee received a presentation from an objector to this application.**

**RESOLVED** that a response be returned to Eden District Council OBJECTING to the application on the following grounds:

1. The application does not accord to Policy DEV2 in the newly adopted Eden Local Plan 2014-2032 which states that inappropriate development will not be permitted in flood zones 2 and 3, areas at risk of surface water flooding or areas with a history of groundwater flooding...'

This application would amount to inappropriate development in an area which flooded badly in 2005, 2009 and 2015 and when the proposed site is covered in flood water it is much higher than the lane. With development on this site more water would be displaced onto the lane and so affect more properties.

2. Application No 17/0792 relating to 11/0446 for the same site was refused on 18 January 2018 on the grounds that the development could increase the risk of flooding on the site and surrounding land and the benefits of the development do not sufficiently outweigh the likely flood risk. Nothing has changed with regard to this application.

3. There are highway safety issues as the entrance to the lane is a poor junction to a very busy road. This very narrow lane carries a large volume of traffic to other properties and to the riding stables. There is currently only one light on the lane which is on the proposed development site

**The members of the public present were thanked for attending before they left the meeting.**

Planning application number:	18/0852
Site address:	OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Development of a Class 2 Industrial Building. Tipping Shed.

**RESOLVED** that a response of NO OBJECTION be returned to Eden District Council.

Planning Application Number:	18/0853
Site Address:	OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Non material amendment comprising siting adjustment and addition of two further vehicle access doors to north east elevation attached to approval 17/0729.

**RESOLVED** that a response of NO OBJECTION be returned to Eden District Council.

Planning application number:	18/0854
Site address:	MARKS AND SPENCER 22 - 24 KING STREET PENRITH CA11 7AG
Description:	Proposed installation of 1 no. refrigerated (6m) storage container between 01 November and 31 January annually.

**RESOLVED** that a response of NO OBJECTION be returned to Eden District Council with a request that the application be reviewed after 31 January to ascertain whether there were any additional problems relating to sound pollution.

### **PL/18/50 Neighbourhood Plan**

Members were advised that the Planning Consultant was working on amendments following the informal consultation. The draft Neighbourhood Development Plan will be considered by a special meeting of Council on 10 December with a view to signing off the draft to enable the Regulation 14 Pre-Submission Consultation to be undertaken.

A concise, easily understood summary document detailing each objective will be prepared for the consultation.

**RESOLVED** that:

1. the Regulation 14 pre-submission consultation period would begin towards the end of January 2019 and last for 8 weeks;
2. a press release and social media posts regarding the Housing Need Survey should be prepared and the survey added to the website;



3. the responses and replies to the comments made during the consultation should be added to the website once clarification had been received from the Planning Consultant on two issues; and
4. the Chairman of the Neighbourhood Plan Group be given authority to speak to the Planning Policy at Eden District Council regarding the final version prior to the consultation.

### **PL/18/50 Neighbourhood Plan**

Members noted that the next Planning Committee Meeting would be held on Monday 3 December 2018 in the Boardroom, Penrith Town Council Offices, Church House, 19-24 Friargate, Penrith

### **PL/18/51 Next Meeting**

Members noted that the next Planning Committee Meeting would be held on Monday 3 December 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