



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 14 January 2019, Unit 1, Church House, 19-24 Friargate, Penrith.

PRESENT:

Cllr Jackson - Chairman
Cllr Baker – Vice Chairman
Cllr Kenyon

Deputy Town Clerk

MINUTES FOR THE PLANNING COMMITTEE

14 January 2019

2.10PM – 5.25 PM Unit 1, Church House, 19-24 Friargate, Penrith

PL/19/66 Apologies for Absence

Apologies for absence were received from Councillor Bowen.

PL/19/67 Minutes of Previous Meeting

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

PL/19/68 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 Planning Application 18/0988 as he owned a property in Brunswick Square. The Deputy Town Clerk confirmed that a response to this application had already been sent and that no further discussion would be required at this meeting.

PL/19/69 Public Participation

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

PL/19/70 Public Bodies (Admissions to Meetings) Act 1960 – Excluded Items

RESOLVED that item 8 on the agenda, Neighbourhood Plan, 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/19/71 Proposed Changes to EDC Planning Committee Procedures

Members considered a report by the Deputy Town Clerk which drew their attention to the recommendations of EDCs Planning Committee from 13 December which will be presented to a meeting of EDCs Accounts and Governance Committee when they consider changes to their Constitution. Members expressed concern that there were proposals to limit public participation and that if their objections were limited to material planning considerations local knowledge would be missing.

RESOLVED that it be noted that when objecting to a planning application the Town Council had to object on material planning considerations.

PL/19/72 Planning Applications

a) Delegated Responses

RESOLVED that the following delegated responses be noted:

Planning application number: 18/0896
Site address: ALMA COTTAGE BEACON EDGE PENRITH CA11 7PE
Description: T1 Mountain Ash (Rowan): Fell tree which appears to be dying; T2 Birch: Fell tree leaning towards neighbours house; Penrith New Streets Conservation Area.

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: 18/0898
Site address: 73 PENNY HILL PARK PENRITH CA11 9JW
Description: Erection of two storey side extension and front porch.

Response: No Objection

Planning application number: 18/0937
Site address: BRUNDHOLME FRIARS TERRACE PENRITH CUMBRIA CA11 8DD
Description: Front single storey extension and alterations to existing garage

Response: No Objection

Planning Application Number: 18/0935
Site Address: UNIT 2A HAWESWATER ROAD PENRITH CA11 9EH
Description: Change of use from business offices/distribution and storage (B1/B8) to Kickboxing Studio (D2).

Response: No Objection

Planning application number: 18/0956
Site address: 62 WORDSWORTH STREET PENRITH CA11 7QY
Description: Erection of single storey rear extension.

Response: No Objection

Planning application number: 18/0952
Site address: LAND AT MANNELLI HOUSE GILWILLY INDUSTRIAL ESTATE PENRITH CA11 9BN
Description: Gas powered standby electricity generation facility and associated infrastructure.

Response: No Objection

Planning Application Number: 18/0967
Site Address: 14 CARLETON ROAD PENRITH CA11 8JN
Description: Variation of Condition 3 (Visibility Splays) attached to approval 16/1027.

Response: No Objection subject to Highways approval

Planning application number: 18/0988
Site address: BRUNSWICK SQUARE GARDENS PENRITH CA11 7LL
Description: Reinstatement of traditional metal railings to perimeter of Brunswick Square.

Proposed Response: Support the application as it will enhance the area

Planning Application Number: 18/0989
Site Address: 1 SAND CROFT PENRITH CA11 8BB
Description: Alterations and extension.

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: 18/0999
Site address: GREENGILL FARM GREENGILL PENRITH CA11 8SE
Description: Proposed three bay portal building to house water bottling plant and erection of office building and craft distillery with associated access, hardstanding and parking.

RESOLVED that a response of NO OBJECTION be sent to EDC, subject to the Highway Authority having no concerns, with the added proviso that bat and bird boxes be provided on the buildings.

Planning application number: 18/0970
Site address: THE DEPOT OLD LONDON ROAD PENRITH
Description: Seven Industrial units with associated grounds and new access onto Old London Road.

RESOLVED that a response of NO OBJECTION be returned to EDC subject to the traffic movement and entrance being to the satisfaction of the Highways Authority. Given the increase in residential units close by however, the Town Council is disappointed in the design of the units and would wish to see more landscaping around the development to reduce the visual impact.

Planning Application Number: 18/1021
Site Address: 62 CROFT AVENUE PENRITH CA11 7RL
Description: Single storey rear extension (re-submission of approval 17/0986).

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

Planning application number: 18/1003
Site address: DERWENT HOUSE DERWENT CLOSE PENRITH CA11 9GP
Description: Proposed 3 houses.

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

Planning application number: 18/1013
Site address: CHURCH MEWS DUKE STREET PENRITH CA11 7NB
Description: Listed Building Consent for dismantling and rebuilding chimney.

RESOLVED that a response be returned to EDC OBJECTING to the application as it is contrary to Policy ENV10 in the Local Plan. The application is for a Grade II listed building in a prominent location with the chimney being a highly visible feature of this area. PTC would like to see the chimney reinstated to its full height using as much of the original materials as possible and employing modern techniques (inside the chimney) to ensure its safety.

Planning Application Number: 18/0996
Site Address: 5 TWO LIONS SQUARE PENRITH CA11 7FX
Description: Proposed installation of two acoustic housings and extract ducting.

RESOLVED that a response of NO OBJECTION be returned to EDC subject to there being no concerns from Environmental Health.

Planning application number: 18/1007
Site address: 2 MACADAM WAY PENRITH CA11 9HG
Description: Erection of two storey detached dwelling, with single storey attached garage and associated parking.

RESOLVED that a response of NO OBJECTION be returned to EDC

Planning application number:	18/1008
Site address:	FORMER CARE HOME BEACON EDGE PENRITH CA11 8BN
Description:	Erection of 4 detached dwellings and a building containing 2 three storey dwellings and 2 apartments with associated access and car parking.

RESOLVED that a response of NO OBJECTION be returned to EDC. The application was felt to be of good design and sympathetic to the location. It was requested that the old building materials from the demolished building (stone, slate etc) be reused in the new building as much as possible and that should the old slates be unusable the developer should use Burlington or Westmorland slate for the roofing.

Details for the following planning application can be found at

<https://planning.cumbria.gov.uk/Planning/Display/3/18/9007>

CCC Planning Application

Application Number 3/18/9007

Location Bowscar Quarry, Bowscar Road, Bowscar, Penrith, CA11 8RY

Proposal Erection of an extension to the existing building, a stand-alone building and a filter press plant and installation of roof-mounted solar photovoltaic panels.

RESOLVED that a response of NO OBJECTION be returned to CCC with the caveat that a conservation expert be on site to oversee any works that may impinge on the Great Crested Newts on and around the site.

The Committee considered the following item on the Neighbourhood Plan without the presence of the press and public as agreed in minutes number PL/19/70.

PL/19/73 Neighbourhood Plan

- a. Councillors considered the suggested further amendments to the draft Neighbourhood Plan proposed by Councillor Baker since the approval given by Council on 10 December. **RESOLVED** that the changes discussed and agreed be implemented.
- b. Members considered the summary consultation document and survey form that would be used for the public consultation. **RESOLVED** that the A5 version be used and that Cllr Baker would provide an Executive Summary. Members were advised that the aim was that the booklets would be posted on 4 February to all households and businesses within the parish.
- c. Members considered the consultation and engagement strategy to be used for the Regulation 14 Consultation. **RESOLVED** that the strategy be noted.

PL/19/74 Next Meeting

Members noted that the next Planning Committee Meeting would be held on Monday 4 February 2019 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 M Thorley
Councillor D Whipp