



Penrith Town Council

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

DATE: 25 February 2019

Dear Councillor

You are hereby summoned to attend a meeting of the:

PLANNING COMMITTEE

to be held on:

Monday 4 March 2019 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

4 March 2019

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 Meeting of the Planning Committee held on 4 February 2019 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. Local Enforcement Plan

To note Eden District Council's adopted Local Enforcement Plan which sets out how Eden District Council approaches and carries out its planning enforcement activities and explains how they will investigate alleged cases of unauthorised development. The plan can be found online at the following link:

<https://www.eden.gov.uk/planning-and-building/planning/planning-control-breaches/planning-enforcement-plan/>

7. Tree Preservation Order No 197 2019

To note that Eden District Council have served a Tree Preservation Order on three trees, a Lime, a Horse Chestnut and a Pine on land between Newton Road and Greystoke Road. This on the site of Planning Application No 18/0913 – Newton House.

8. Council Plan Monitoring

To note the updated workplan.

9. Representations to EDC Planning Committee

10. Planning Applications

a) Delegated Responses – To Note

Planning application number: 18/1005
Site address: 47 WORDSWORTH STREET PENRITH CA11 7QY
Description: Proposed rear extension.

Response: No objection

Planning Application Number: 19/0004
Site Address: OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description: Development of a Class B2 industrial building and service yard.

Response: No objection but request landscaping to mitigate visual impact

Planning application number: **19/0005**
Site address: PENRITH RAILWAY STATION ULLSWATER ROAD PENRITH CA11 7JQ
Description: Listed building consent for installation of cycle racks to Platform 1 of Penrith Railway Station.

Response: No objection

Planning application number: 19/0003
Site address: 25 VICTORIA ROAD PENRITH CA11 8HP
Description: Change of use from centre for remedial massage and physical therapy to residential use.

Response: No objection

Planning Application Number: 19/0034
Site Address: PENRITH RAILWAY STATION ULLSWATER ROAD PENRITH CA11 7JQ
Description: Listed building consent for the internal extension of the existing booking/waiting hall, refurbishment

of existing public toilets and refurbishment/
re-decoration of platform canopies.

Response: No objection

Planning Application Number: 19/0035
Site Address: 17 CARLETON ROAD PENRITH CA11 8JN
Description: Demolish detached garage and erect two storey extension

Response: No objection

Planning application number: 18/0989
Site address: 1 SAND CROFT PENRITH CA11 8BB
Description: Alterations and extension.

Response No Objection

Planning Application Number: 19/0051
Site Address: DEVARRA (NEVARRA) MONKS CLOSE PENRITH CA11 9JG
Description: Erect front extension, demolish & replace existing side garage and erect new rear extension.

Response: No Objection

Planning Application Number: 19/0064
Site Address: 6 PENNINE WAY PENRITH CA11 8EF
Description: Proposed rear extension.

Response: No Objection

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: 19/0059
Site address: VIRGIN TRAINS PENRITH RAILWAY STATION ULLSWATER ROAD PENRITH CA11 7JQ
Description: Listed Building consent for refurbishment of building to provide 3no residential units.

Planning application number: 19/0070
Site address: MOUNTEDEN PENRITH CA11 8SW
Description: Proposed demolition of the existing dwelling and the erection of a replacement dwelling.

Planning Application Number:	19/0096
Site Address:	6 LOWTHER STREET PENRITH CA11 7UW
Description:	Removal of existing conservatory, re-cladding of existing extension, alterations to windows and doors and addition of rooflights.

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Planning application number: 19/0037
Site address: 32 Arthur Street Penrith CA11 7TU
Description: Back Garden: T1, T2, T3, T4 Cypress - Reduce height and prune/trim overall to reduce crowded growth; T5 Holly - overall crown reduction; T6 Japanese Maple - minimal pruning to restore unbalanced form; T7 Yew and T8 Laurel - prune to balance form; T9 Cypress, T10 Laurel - fell to reduce over-crowding in shrubbery; Front Garden: Group 1 - Remove Holly and Conifers and prune retained trees/shrubs to balance their form and promote development; T11 Beech - Fell tree due to excessive shading; Hedge 1 - Reduce Leylandii hedge to height of stone wall on opposite side of drive; All pruning and reduction works to the finished heights as shown on marked photographs provided; Penrith New Streets Conservation Area.

Planning Application Number: 19/0093
Site Address: 2 KITCHEN GARDENS PENRITH CA11 9GS
Description: Proposed projecting balcony to replace Juliet balcony.

Planning application number: 19/0092
Site address: 4 ANGEL SQUARE PENRITH CA11 7BT
Description: Advertisement consent for 1 no. fascia sign.

Planning Application Number: 19/0105
Site Address: LAND AT CARLETON HILL ROAD PENRITH
Description: Variation of condition 1 (plans compliance) to change house types on plots 327 and 331 from Compton to Fenchurch, plot 330 from Regent to Marylebone, plot 334 from Harley to Fenchurch and plot 337 from Regent to Marlborough attached to reserved matters approval 16/0811.

11. Neighbourhood Development Plan

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

12. Next Meeting

To note that the next Planning Committee Meeting scheduled for 1 April 2019, in the Boardroom, Penrith Town Council Offices, Church House, 19-24 Friargate, Penrith may need to be postponed due to purdah.

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For the attention of the Planning Committee

Councillor S Jackson Chairman

Councillor P Baker

Councillor G Bowen

Councillor R Kenyon

Councillor R Burgin – Standing Deputy

For information to all other Councillors

Councillor M Clark

Councillor P Donald

Councillor D Lawson

Councillor D Whipp

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PENRITH TOWN COUNCIL

PLANNING

4 March 2019

COMMITTEE:

MATTER:

COUNCIL PLAN MONITORING

AUTHOR:

R. RICHARDSON

DEPUTY TOWN CLERK

ITEM NO: 8

1. Purpose of Report

Members are asked to review the Work Plan and note the budget previously agreed on 1 October 2018 which will be considered by Council on 28 January 2019

2. Recommendation

That the updated Work Plan be noted and approved.

3. Report Target/Measures

The Work Plan takes the relevant priorities from the Council Plan 2016 -2021. The Work Plan is how the Councils priorities, objectives and strategic activities as recorded in the Council Plan are delivered.

4. Policy Framework

The Council has six priorities which are:

Health & Wellbeing:

- To assume responsibility for devolved assets and services that contributes to the quality of life for residents and the visitor experience of Penrith.
- To preserve and enhance the nature of the town.
- To support and contribute to the social fabric of the Town, enhancing community facilities and supporting arts and culture.

Economic Development:

- To support and contribute to the economic growth and prosperity of the town through encouraging inward investment, sustainable employment, tourism and provision of devolved services.
- To support employment initiatives that deliver better paid employment, apprenticeships and encourage skills development.

Transport:

- To value the role of public transport and community transport schemes in influencing the vitality of the Towns economy
- To provide pedestrian and cycling opportunities that are safe, reliable and enhance the visitor experience.
- To support and contribute to sustainable transport.
- To support and lead on actions identified within the Community Led Plan.

Growth:

- To support sustainable appropriate development, where this meets local planning criteria.
- To develop a Neighbourhood Plan for Penrith.
- To protect and preserve local amenity.

Community Engagement:

- To encourage and facilitate community engagement ensuring those members of the community with the smallest voice are heard.
- To value the community's contributions and give them, due consideration.

Core Council Business:

- To ensure that the Council is run in a lawful and business-like manner.
- To give confidence in the new model of service delivery and decision-making.
- To provide good governance that provides:
 - Clear and effective decision-making.
 - Clarity about lines of responsibility.
 - Accountability for the different levels of decision-making.

5. Implications

Legal

There are no legal implications arising from this report.

Financial

Any decision to reduce or increase resources must be made within the context of the Council's resolved priorities. The Planning Committee has delegated authority to manage funds related to the Neighbourhood Plan.

6. Risk Management

Risk Management is a process whereby attempts are made to identify, actively control and reduce risk to protect the council. This covers not only the traditional areas of insurable risk but also the organisational risk that the council faces in undertaking all its activities.

The objectives in the Council's Plan take account of the responsibilities of the Council and the risks associated with them.

Planning Committee and Neighbourhood Plan Group Workplan Review 2018-2019

Strategic Priority 1: Health & Wellbeing				Responsibility - ALL	
Objective	Target/Measure	Timescales	Progress at 3 December 2018	Outturn - progress at 4 March 2019	Reason for any under performance and revised date when target will be met
Develop & Implement a comprehensive and sustainable long-term plan for parks and green spaces	1. Develop an Open Spaces Strategy as part of the Neighbourhood Plan process which would include inviting developers to include green open spaces in perpetuity and landscaping using native trees and fruit trees in design briefs.	2016-2019	<p>1. All green spaces have been identified through the NP process with some spaces identified for additional protection through the NP</p> <p>2. The only green space devolved to the Town Council is Fairhill. CCC have agreed to devolve Thacka Glen to the TC. Negotiations are still ongoing with EDC for play areas and green spaces</p>	<p>1. All green spaces have been identified through the NP process with some spaces identified for additional protection through the NP</p> <p>2. Fairhill has been devolved to the Town Council and work is ongoing with a community group to development the space. Thacka Glen is in the process of being devolved from CCC</p>	A delay in devolution has resulted in a delay to the open spaces strategy which has still to be developed.

Objective	Target/Measure	Timescales	Progress at 3 December 2018	Outturn - progress at 4 March 2019	Reason for any under performance and revised date when target will be met
Develop & Implement a comprehensive and sustainable long-term plan for parks and green spaces (continued)	2. Develop Management & Improvement Plans (MIPs) for all parks & green spaces	2016-2019	Green spaces have been assessed and mapped as part of the Neighbourhood Planning process.	Green spaces have been assessed and mapped as part of the Neighbourhood Planning process.	Work will commence on management plans once the green spaces have been devolved.
Value & Protect Penrith's parks and green spaces	<p>1. Create functional maps of Penrith's green spaces and green links and create on line interactive route maps</p> <p>2. Research and plan a network of corridors linking Penrith's open spaces and the river as part of the Neighbourhood Plan process</p>	<p>2016-2019</p> <p>2016-2019</p>	<p>1. Mapping green spaces, wildlife corridors, cycle and walking routes has been undertaken as part of the NP process.</p> <p>2. Functional maps will need to link with the development of the website.</p>	<p>1. Mapping green spaces, wildlife corridors, cycle and walking routes has been undertaken as part of the NP process.</p> <p>2. Functional maps will need to link with the development of the website.</p>	

Objective	Target/Measure	Timescales	Progress at 3 December 2018	Outturn - progress at 4 March 2019	Reason for any under performance and revised date when target will be met
Value & Protect Penrith's parks and green spaces (continued)	3. Register open spaces and use national agencies to support their preservation such as spaces in trusts for additional protection	2016-2019	3. All spaces have been mapped and assessed against national criteria and some areas designated for added protection in the NP document.	3. All spaces have been mapped and assessed against national criteria and some areas designated for added protection in the NP document.	
Provide inclusive walking and cycling opportunities in and around Penrith	Encourage the development of a network of improved walking and cycling routes in and around the town, to shared-use footpath standards when & where possible. Discuss with planners integrated sustainable low carbon routes as part of design briefs	2016-2019	Developers are being encouraged to include sustainable walking and cycling routes in new developments. This is included in Policy 11 of the NDP	Developers are being encouraged to include sustainable walking and cycling routes in new developments. This is included in Policy 11 of the NDP	

Objective	Target/Measure	Timescales	Progress at 3 December 2018	Outturn - progress at 4 March 2019	Reason for any under performance and revised date when target will be met
Promote accessibility & inclusivity	Invite Penrith Access Group to participate in the Neighbourhood Plan	2016-2019	Penrith Access Group have a standing invitation to attend the meetings of the Neighbourhood Plan Group	Penrith Access Group have a standing invitation to attend the meetings of the Neighbourhood Plan Group. A summary consultation document has been sent to the administrative support for the group.	At the present time this group are not meeting.
Protect & improve Penrith's tree lined streets for future years and generations and to facilitate flood ameliorisation	Develop planning documents that requires tree planting in respect of new developments.	2016-2019	Developers already encouraged to include landscaping using native trees and fruit trees	Developers are encouraged to include landscaping using native trees and fruit trees	

Priority	Target/Measure	Timescales	Progress at 3 December 2018	Outturn - progress at 3 December 2018	Reason for any under performance and revised date when target will be met
Pedestrianisation	Work closely with partners with a view to developing the town centre pedestrianisation via the Neighbourhood Plan process	2016-2019	On-going. Additional consultation as part of the NP process is being undertaken to gauge views which are mixed.	On-going. Additional consultation as part of the NP process is being undertaken to gauge views which are mixed.	
Extend town centre improvements with the implementation of a coherent design for street furniture and landscaping	Commission a report setting out guidelines on future street furniture, signage, soft and hard landscaping, lighting and their maintenance in the town centre	2016-2019 ongoing thereafter	Officers are considering guidelines for benches and street furniture. Community consultation with groups will help to develop this further with regard to seating etc	Benches have been devolved from EDC to the Town Council. A full audit has been undertaken and a memorial seats policy has been adopted. Agreement to replace existing benches to have a consistent theme, Requests for benches on new sites to be taken to committee.	At the present time signage and landscaping (flowerbeds) is a County or District function. Officers are liaising with the appropriate authorities

Strategic Priority 2: Economic Development				Responsibility - ALL	
Priority	Target/Measure	Timescales	Progress at 3 December 2018	Outturn - progress at 4 March 2019	Reason for any under performance and revised date when target will be met
Look at improvements to the town centre including the development of an arts/cultural area	1. Commission a specialist report setting out guidelines on shopfronts, street furniture and street scape and establish a cultural strategy to explore how to enhance and develop them in the town	2017-18 ongoing thereafter	1. Officers are preparing a benches policy for Members' consideration 2. Policy 16 of the NDP covers shopfront design	1. A memorial benches policy has been adopted. 2. Policy 14 of the NDP covers shopfront design	2019-2020 This is tied to the consultation and production of the Neighbourhood Plan.
Transport Infrastructure	1. Work with EDC and CCC to improve highways infrastructure in and around Penrith, improve traffic congestion and reduce carbon emissions from town centre traffic	2016-2019	1. CCC have undertaken reviews on highways issues raised by PTC and fed back their response 2. CCC's transport and parking study is due to commence shortly. PTC have asked to be involved.	1. Issues are being considered through the Tri-Partite group and will be reported back to Council. 2. CCC's Transport and Parking Study has been delayed.	2019 – ongoing This will be impacted upon by EDC's Masterplan document and a review of the Local Plan.

Priority	Target/Measure	Timescales	Progress at 3 December 2018	Outturn - progress at 4 March 2019	Reason for any under performance and revised date when target will be met
Transport Infrastructure (Continued)	Work with EDC and CCC to improve highways infrastructure in and around Penrith, improve traffic congestion and reduce carbon emissions from town centre traffic	2016-2019	<p>3. The Highways Agency have agreed funding to dual the A66.</p> <p>4. The eastern by-pass route is tied up with EDCs proposed Masterplan. PTC have objected to any proposed flyover at J40.</p>	<p>3. The Highways Agency have agreed funding to dual the A66.</p> <p>4. At the present time EDCs Masterplan, which suggests an eastern by-pass route, is 'on hold'</p>	
Parking	1. Encourage EDC to pursue a strategic review of parking provision in the town including location and number, to ensure it is sufficient for those working in and visiting the town	2016-2019	1. CCC movement and parking study is due to commence shortly. PTC have requested to be involved.	1. CCC movement and parking study has been delayed but will include both on and off street parking. EDC and PTC have been involved in scoping and any issues will be brought back to Council.	

Priority	Target/Measure	Timescales	Progress at 3 December 2018	Outturn - progress at 4 March 2019	Reason for any under performance and revised date when target will be met
Parking (Continued)	Encourage EDC to pursue a strategic review of parking provision in the town including location and number, to ensure it is sufficient for those working in and visiting the town	2016-2019	<p>2. PTC asked EDC to undertake a scrutiny review on off street parking. This was rejected in favour of EDC members receiving a presentation but PTC have asked that the Parking Study be a complete on and off street study with involvement from CCC, EDC and PTC.</p> <p>3. PTC to consider requesting EDC to look at providing cheaper long term parking for workers and visitors on a similar scheme to SLDC where in certain car parks it is £1 all day if ticket is purchased before 9am.</p>	2. Cheaper parking for workers and visitors is included within the draft NDP as a supporting action and has been raised by officers at the Tri-partite meeting.	

Strategic Priority 4: Growth				Responsibility - ALL	
Priority	Target/Measure	Timescales	Progress at 3 December 2018	Outturn - progress at 4 March 2019	Reason for any under performance and revised date when target will be met
Consultation	Respond to planning application consultations from the local planning authority	Ongoing	<p>1. All planning applications for Penrith are responded to within the necessary planning timescales.</p> <p>2. Extensions to the timescales are requested if necessary to enable PTC to consider the application fully.</p> <p>3. Planning Applications going to committee are advertised and shared on the Facebook page and comments invited</p>	<p>1. All planning applications for Penrith are responded to within the necessary planning timescales.</p> <p>2. Extensions to the timescales are requested if necessary to enable PTC to consider the application fully.</p> <p>3. Planning Applications going to committee are advertised and shared on the Facebook page and comments invited</p>	

Priority	Target/Measure	Timescales	Progress at 3 December 2018	Outturn - progress at 4 March 2019	Reason for any under performance and revised date when target will be met
Consultation (Continued)	Respond to planning application consultations from the local planning authority	Ongoing	4. A section has been added to the website and an information sheet put in the noticeboard advising the public to send any objections to applications to the Town Council as well as EDC	4. Members of the public are requesting attendance at meetings of the Planning Committee to submit their views on planning applications.	
Neighbourhood Plan	Develop and implement a Neighbourhood Plan	2016-2019	The draft NDP was considered by Council on 10 December prior to undertaking the Regulation 14 Consultation early in 2019.	Following Council, further suggested word changes were considered by the Planning Committee and clarification sought from the Planning Consultant. The summary document has been posted to all residents and businesses who have also received Policy 14 separately.	The Regulation 14 Consultation was delayed due to the release of the Penrith Masterplan.

Priority	Target/Measure	Timescales	Progress at 3 December 2018	Outturn - progress at 4 March 2019	Reason for any under performance and revised date when target will be met
Ensure appropriate and high quality developments are encouraged and supported.	1. Actively participate in planning consultations and encourage developers to talk to PTC prior to submitting their applications so that we can encourage all new developments to include an element of affordable housing, housing that matches the demographic and other features such as open spaces and play areas for the benefit of the people who will live there and which fit in with the vernacular of the town.	Ongoing	1. All developers have been contacted and invited to talk to PTC prior to submitting their application. Where this hasn't happened and an application has been submitted for consideration, individual developers are invited to a meeting of PTC to explain the development and hear about the features that PTC would wish to see in the full application.	1. All developers have been contacted and invited to talk to PTC prior to submitting their application. Where this hasn't happened and an application has been submitted for consideration, individual developers are invited to a meeting of PTC to explain the development and hear about the features that PTC would wish to see in the full application.	