



# Penrith Town Council

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Minutes of the meeting of the:

## **PLANNING COMMITTEE**

Held on: Monday 3 June 2019, Unit 1, Church House, 19-24 Friargate, Penrith.

### **PRESENT:**

Cllr Jackson - Chairman  
Cllr Bowen  
Cllr Knaggs  
Cllr Snell

Cllr Fallows – Standing Deputy

Deputy Town Clerk

# **MINUTES FOR THE PLANNING COMMITTEE**

**Monday 3 June 2019**

**2.2000PM – 3.35 PM Unit 1, Church House, 19-24 Friargate, Penrith**

## **PL/19/01 Apologies for Absence**

Apologies for absence were received from Councillor Shepherd.

## **PL/19/02 Appointment of Vice Chairman**

Moved, seconded and **RESOLVED THAT** Councillor Bowen be appointed Vice-Chairman of the Planning Committee for the 2019 municipal year.

## **PL/19/03 Election of Chairman of Neighbourhood Development Plan Group**

Moved, seconded and **RESOLVED THAT** Councillor Knaggs be elected as Chairman of the Neighbourhood Development Plan Group for the 2019 municipal year.

## **PL/19/04 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 Bowen declared that he was slightly acquainted with the applicant of application no 19/0295 but that it would have no bearing on his decision making.

Councillor Jackson declared that he had been lobbied in respect of application no 19/0152 and that a relative of the applicant was known to him. He declared that he would take part in the discussion but refrain from voting thereon.

## **PL/19/05 Public Participation**

Members were advised that the applicant for 19/0152 had requested to attend and would be making a presentation and answering any questions that Members had.

## **PL/19/06 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/19/07 Planning Applications**

### **a) Delegated Responses**

Members noted the planning responses submitted under delegated powers by the Deputy Town Clerk between the scheduled meetings of the Committee:

Planning Application Number: 19/0275  
Site Address: 13 FOSTER STREET PENRITH CA11 7PD  
Description: LISTED BUILDING CONSENT FOR THE REMOVAL OF WET DASH ON FRONT ELEVATION

**Response:** No Objection

Planning application number: 19/0267  
Site address: 14 HUTTON HILL PENRITH CA11 8DU  
Description: Proposed extensions and new access for off street parking driveway.

**Response:** No Objection

Planning application number: 19/0293  
Site address: LAND AT BRIDGE LANE / TYNEFIELD DRIVE PENRITH CA11 8JA  
Description: Removal of the stem of T6; Replacement tree for G4 - Quercus 10-12cm; Replacement tree for G1 - Quercus Robur 6-8cm; Replacement tree for T6 Quercus Palustris 10-12cm; All replacement trees are either large air pots or containers and each will be staked and after care will be given for the first year. Tree Preservation Order No 77, 1996, Bridge Lane / Tynefield Drive, Penrith; Reason: Replacement trees as required by TPO regulations.

**Response:** No objection if the proposal meets the approval of the Arboreculturist, TPOd trees are being replaced as required by regulation.

Planning application number: 19/0301  
Site address: 42 MAYBURGH AVENUE PENRITH CA11 8PA  
Description: Demolition of detached garage and erection of two storey gable extension.

**Response:** No Objection

Planning application number: 19/0304  
Site address: BRACKENTHWAITE MAIDENHILL SALKELD ROAD PENRITH CA11 8SQ  
Description: Two storey extension to West elevation.

**Response:** No Objection

Planning Application Number: 19/0300  
Site Address: 1 & 2 BEACON GARDENS PENRITH CA11 8BE  
Description: Variation of condition 2 (plans compliance) to include house type modifications to units 1 and 2 attached to approval 06/0434.

**Response:** No Objection

Planning application number: 19/0297  
Site address: ARMSTRONG and FLEMING LTD GARAGE ROPER STREET PENRITH CA11 8HT  
Description: Variation of condition 2 (plans compliance) to include various amendments attached to approval 17/0771.

**Response:** No Objection

Planning Application Number: 19/0232  
Site Address: WHSmith 4 ANGEL SQUARE PENRITH CA11 7BT  
Description: Remove existing entrance doors, and replace with automatic bi-fold doors.

**Response:** No Objection

Planning application number: 19/0321  
Site address: BLENCATHRA HOUSE GRAHAM STREET PENRITH CA11 9LE  
Description: Fell Beech tree due to longer safety concerns due to position in the garden, amount of growth remaining and proximity to adjacent wall; Penrith New Streets Conservation Area.

**Response:** If agreed by the Tree Officer would like to see it replaced by appropriate planting with all works being carried out after the bird breeding season

Planning application number: 19/0296  
Site address: 20 ARTHUR STREET PENRITH CA11 7TU  
Description: Replacement windows to rear elevation of Grade II listed building

**Response:** No Objection

Planning application number: 19/0295  
Site address: 19 ARTHUR STREET PENRITH CA11 7TU  
Description: Replacement of rear elevation windows of Grade II listed building

**Response:** No Objection

Planning Application Number: 19/0335  
Site Address: 4 CEDAR CLOSE PENRITH CA11 8TJ  
Description: Extensions to front entrance porch and to rear/side for new sun room.

**Response:** No Objection

Planning application number: 19/0329  
Site address: CUMBRIA STONE MONTAL PLACE GILWILLY INDUSTRIAL ESTATE PENRITH CA11 9FE  
Description: Proposed extension to stone cutting workshop

**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:	19/0152
Site address:	LAND SOUTHWEST OF MILE LANE REDHILLS PENRITH CA11 0DT
Description:	Outline planning permission for use classes B1 (business), B2 (general industrial), and B8 (storage and distribution) with all matters reserved.

Members received a presentation from the applicant who advised that the application was outline on a site with extant planning permission for a caravan site. It was proposed that the site would be for B1 (business), B2 (general industry) and B8 (storage and distribution). Access, layout and design would be considered at reserved matters stage.

Councillor Davies reported that as the ward member for Castletown, he was expressing the concern of residents about traffic flow along Mile Lane to the A66 and their fear that it would open up further development.

Members were reminded that they could only consider the principle of the application in front of them against planning policies and material planning considerations.

**RESOLVED THAT** a response of no objection be returned to EDC with a comment that there were highways concerns, particularly for Mile Lane and its junction with the A66, although it was recognised that the Highways Authority were the statutory consultee on highways matters. PTC would ask that if outline approval is given that all reserved matters come back to committee and that they be consulted as part of that process as the application is right on the border of the parish boundary.

Planning application number:	19/0290
Site address:	THE PLAY STATION HUNTLEY AVENUE PENRITH CA11 8NU
Description:	Change of use class from D1 (non-residential institutions) use to C2 (residential institution) use.

**RESOLVED THAT** a response of no objection be returned to EDC.

Planning application number: 19/0295  
Site address: 19 ARTHUR STREET PENRITH CA11 7TU  
Description: Listed building consent for replacement rear elevation windows.

**RESOLVED THAT:**

- a) a response of no objection be returned to EDC; and
- b) delegated authority be given to the Deputy Town Clerk to respond to the full application with a response of no objection.

Planning application number: 19/0326  
Site address: GEORGE HOTEL DEVONSHIRE STREET PENRITH CA11 7SU  
Description: Listed Building Consent for conversion of storage space into 3 no. hotel rooms, and garage into storage space.

**RESOLVED THAT** a response of no objection be returned to EDC for both this and application 19/0325, the full application.

Planning application number: 19/0342  
Site address: OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX  
Description: Development of a Class B2 industrial building.

Members expressed concern that planning permission for a trailer washing facility had been given in 2017 and that the building so approved had been repurposed. In terms of this planning application, it was difficult to object in planning policy terms.

**RESOLVED THAT:**

- a) a response of no objection be returned to EDC;
- b) the concerns of Members that the applicant seems to regularly change the purpose of developments once applications had been approved be highlighted; and
- c) EDC be requested to ask Omega to have a more strategic approach to development going forward.

Planning application number: 19/0341  
Site address: 28 LOWTHER STREET PENRITH CA11 7UW  
Description: T1 Remove multi-stemmed Beech 2m from gable; T2 Remove 2 Beech trees from rear garden; T3 Norway Maple - Remove lowest whorl of branches and 3-4 smaller branches overhanging neighbouring property; Penrith New Streets Conservation Area.

**RESOLVED THAT** a response of no objection be returned to EDC with a request that any works are carried out after the bird breeding season.

## **PL/19/08 Terms of Reference**

Members considered the Terms of Reference and **RESOLVED THAT** the following amendments be made to those for the Neighbourhood Plan Group:

- a) 3.1 be increased to 14 to reflect that new groups within the town (the Penrith Industrial Bid) were now invited to attend;
- b) the words Data Protection Act be removed from 3.7 and replaced with General Data Protection Regulations;
- c) amend 3.9 to read 'The project is intended to run until a plan has been presented for Referendum.
- d) the word communications be removed from 3.11; and
- e) a new 3.12 be created to read 'The Chairman, Vice Chairman and Deputy Town Clerk have designated authority for press releases and social media posts as set out in the delegation of authority notice dated 4 September 2018'.

## **PL/19/09 Work Plan**

**RESOLVED THAT** the revised work plan be noted.

## **PL/19/10 Inglewood Road Traffic Issues**

The Deputy Town Clerk advised those present on a number of traffic issues reported by residents and businesses on Inglewood Road. Not only is the road regularly used as a short cut but the incidence of speeding traffic has increased resulting in a number of near misses both with pedestrians and horses. Members were advised that this issue had arisen during purdah and been passed to the County Ward Councillor but that lobbying by the Town Council may add weight to requests for a traffic survey and speed reduction measures.

A concern was also raised regarding the junction of Inglewood Road and Salkeld Road near the A6. There are issues of safety due to people pulling off the A6 to the right too fast and cars coming out of Salkeld Road and crossing over to get to the A6 by the grass triangle.

**RESOLVED THAT** a letter be drafted for the Chairman to send to the County Council as Highways Authority asking that urgent attention be given to the concern of residents on Inglewood Road and that investigations and measures be considered to improve speed and safety at these areas.

## **PL/19/11 Time of Meetings**

Members considered the time of meetings for Planning Committee. **RESOLVED THAT** meetings commence at 2.15pm.

## **PL/19/12 Next Meeting**

Members noted that the next Planning Committee Meeting would be held on Monday 8 July at 2.15pm 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 G Bowen	Vice-Chairman
Councillor D Knaggs	
Councillor C Shepherd	
Councillor H Snell	

Councillor J Fallows – Standing Deputy

For information to all other Councillors

Councillor R Burgin  
Councillor M Clark  
Councillor J Davies  
Councillor P Donald  
Councillor N Hawkins  
Councillor D Lawson  
Councillor C Whitby