



Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR
Tel: 01768 899 773 Email: office@penrithtowncouncil.co.uk

Minutes of the meeting of

PLANNING COMMITTEE

Held on 13 January 2020, at 2.00 p.m. Board Room, Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PRESENT

Cllr. Bowen	Pategill Ward	Cllr. Knaggs	West Ward
Cllr. Jackson	North Ward	Cllr. Shepherd	East Ward
Cllr. Kenyon	North Ward	Cllr. Snell	West Ward

Deputy Town Clerk
Economic Development Officer Item 6 only

MINUTES FOR THE MEETING OF PLANNING

25 NOVEMBER 2019

PART I

PL20/66 APOLOGIES FOR ABSENCE

There were no apologies for absence.

PL20/67 MINUTES

Members authorised the Chair to sign, as a correct record, the minutes of the meeting of the Council held on Monday 2 December 2019.

It was reported that planning application 19/0070, which the Town Council had objected to, would be considered by EDC at its Planning Committee on 16 January 2020.

RESOLVED THAT Councillor Snell would represent the Town Council to present its views.

PTL20/68 DECLARATION OF INTERESTS AND REQUESTS FOR DISPENSATIONS

Members noted that no declarations of interests or requests for dispensations by Members in respect of items on the agenda were received prior to the meeting.

Councillor Bowen declared a registrable interest in application 19/0900 for consideration as he was a member of Penrith Methodist Church. The application was submitted by the Church Council of which he was not a member and he had had no input into the application.

PL20/69 PUBLIC PARTICIPATION

Members noted that there were no questions or representations that had been received from members of the public prior to the meeting.

It was reported that representatives of Atkinsons Builders would be attending the meeting to answer questions relating to Planning Application 19/0908 – Land at White Ox Farm, Inglewood Road.

PL20/70 EXCLUDED ITEM: PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

There were no matters on the agenda that should be considered without the presence of the press and public, pursuant to the Public Bodies (Admissions to Meetings) Act 1960 Section 2.

PL20/71 CAR PARKING AND MOVEMENT STUDY

The Economic Development Officer attended the meeting for this item to provide a verbal update on the progress of the study.

Members were advised that the user surveys of those using car parks had been completed in November and that an online survey had been sent to businesses, employees. A workshop had been held to capture data from stakeholders and community groups and a survey of residential parking undertaken. The Consultants had also received all the comments received during the Neighbourhood Plan consultations relating to parking.

The consultants will consider the information to put together potential solutions and options which will come back to a further workshop for consideration by stakeholders.

RESOLVED THAT the verbal update be noted

PL20/72 BUDGETARY CONTROL STATEMENT

RESOLVED THAT the report be noted.

PL20/73 NEIGHBOURHOOD DEVELOPMENT PLAN

Members were advised that the draft documentation had been submitted to Eden District Council prior to Christmas for the Regulation 16 Consultation. Information regarding next steps was awaited.

PL20/74 COUNCIL PLAN MONITORING

RESOLVED THAT the progress report for the Committee Work Plan from the Deputy town Clerk be noted.

PL20/75 PLANNING APPLICATIONS

A) DELEGATED RESPONSES

Members noted the planning responses submitted by the Deputy Town Clerk under delegated authority on behalf of the committee between the scheduled meetings of the Committee:

Planning application number:	19/0824
Site address:	14 SYCAMORE DRIVE PENRITH CA11 8UG
Description:	Wooden extension to side elevation.

Response: No Objection

Planning application number:	19/0834
Site address:	1 BRANCANA EAST LAKES BUSINESS PARK PENRITH CA11 9BB
Description:	Two storey extension to existing commercial building.

Response: No Objection

Planning application number:	19/0838
Site address:	19 THE PARKLANDS PENRITH CA11 8TF
Description:	Extension to front of property to provide additional living space.

Response: Some concern about overlooking neighbouring property to the detriment of residential amenity and loss of privacy depending on distance from property and what windows are already in their gable wall but no objection if neighbours are happy.

Planning application number:	19/0844
Site address:	MOUNTE DEN PENRITH CA11 8SW
Description:	Variation of Condition 2 (plans compliance) to amend elevational materials, attached to approval 19/0070.

Response: Objection. Original application 19/0070 proposed rebuilding using traditional stone like the building that was already there. Proposed cladding gives a very different visual appearance not in keeping with area. Penrith Town Council would wish to see the building in this prominent location with a stone finish to complement the surrounding area. Although the cladding proposed can look fine it is felt that it would be too incongruent in this area.

Planning application number:	19/0855
Site address:	37 WORDSWORTH STREET PENRITH CA11 7QY
Description:	Ash - Prune to extent shown on marked photo to reduce impact on neighbouring property; Remove red-leaved tree beside patio; Remove Apple tree growing at an angle; Bramley Apple - Prune to extent shown on marked photo; Pear tree - prune to extent shown on marked photo; Plum tree - Prune to maintain and improve fruiting production / avoid adverse impact on surrounding trees; Penrith New Streets Conservation Area.

Response: No objection

Planning application number:	19/0817
Site address:	Eden Animal Rescue 37 GREAT DOCKRAY PENRITH CA11 7BN
Description:	Advertisement consent for replacement non-illuminated fascia sign.

Response: No objection, although sign is plastic (which will require less maintenance) it isn't illuminated and will blend in well with the building and surroundings, many of which are listed in Gt Dockray

Planning application number:	19/0867
Site address:	26 CORNMARKE T / 5A WHITE HART YARD CORNMARKE T PENRITH CA11 7HR
Description:	Listed Building Consent for retention of replacement windows and condenser units to 26 Cornmarket and retention of replacement doors and windows and proposed internal alterations, door and balustrades to 5A White Hart Yard.

Response: No objection

Planning application number:	19/0902
Site address:	26 CORNMARKE T/ 5A WHITE HART YARD CORNMARKE T PENRITH CA11 7HR
Description:	Retrospective replacement windows and condenser units to 26 Cornmarket and retrospective replacement windows and proposed door and balustrades to 5a White Hart Yard.

Response: No objection

B) PLANNING APPLICATIONS FOR MEMBERS CONSIDERATION

Members considered the following applications which had been received and which required a committee decision. Further information could be found on the Eden District Council Website <https://plansearch.eden.gov.uk/fastweb/> by inserting the appropriate planning reference number.

Planning application number:	19/0840
Site address:	LAND AT CARLETON ROAD PENRITH
Description:	Residential development of 128 dwellings and associated infrastructure.

Members were advised that representatives of Barratt Homes had sent their apologies for this meeting as they were working on a revised plan which would be submitted once it was finalised. It was useful for Members to consider the application as it was now as their comments may inform any revisions.

RESOLVED THAT a response be returned to EDC OBJECTING to the application on the following grounds:

1. the land is allocated within the Local Plan for 86 houses, the proposal for 128 houses is an increase of 48% increasing the overall density of the development (this is on top of the recent application for the adjoining site which also has an increased density). The application seems to go against Policy PEN2 of the Local Plan, there is no evidence of collaboration with other developers on a masterplan for the area as a whole with an agreed approach to internal layout, housing type,

mix, landscaping etc, or consideration of the cumulative impacts of the developments.

2. little regard has been taken of the Housing Needs Survey undertaken in 2018 and which we are advised still provides current data. The development still does not include a suitable mix of houses and bungalows. The Housing Needs Survey for Penrith carried out in 2018 confirmed that the largest requirement was for two and three bedroomed houses and bungalows of a suitable size i.e. homes for young people, the elderly, singles, the disabled and small families. (Policy 7 in Penrith Town Council's emerging Neighbourhood Development Plan relates to housing type and mix and states 'New housing development should provide a range of types and sizes of dwellings that meet identified local needs in accordance with ELP 2014-2032 Policy HS4.

In Penrith, as confirmed by the 2018 Housing Need Survey, the priority should be for the provision of homes to meet the needs of young renters with/without children, first time buyers, empty nesters and the ageing population. Based on the 2018 Housing Need Survey and in consultation with the local community, developers should include bungalows and the mix of homes throughout individual sites'.

3. The design does not reflect the local distinctiveness of Carleton or complement the nearby Grade II listed buildings. There does not seem to be any landscaping within the site or any safe community space in the centre of the site for people to meet and children to play. Penrith Town Council would wish to see a secure fenced play area with multi activity play equipment. This together with open community space for all ages will help to promote social inclusion and healthy lifestyles.

(Policy 4 in Penrith Town Council's emerging Neighbourhood Plan is about accessibility and social inclusion and states that 'to improve social inclusion, where appropriate, proposals should provide high quality, well located, accessible, functional, centralised public open space, play areas and public spaces that allow people of all ages and backgrounds to meet and lead healthy and active lifestyles)

4. Development proposals should be designed to incorporate sustainable development principles and measures. These measures should build in resilience and achieve development that is adaptable to meet the challenges of future climate and socio-economic change. Development proposals should demonstrate, where practicable, that they meet all of the following criteria:
 - a. The inclusion of design features and measures that encourage active and healthy lifestyles, for example, good links to the walking, cycling and public transport network, access to private or shared garden space and public recreation space and incorporation of cycle storage;
 - b. Capacity of the development to prevent flooding and water course pollution and measures to minimise water consumption, including the incorporation of sustainable urban drainage systems, rainwater harvesting and water efficient fittings

- c. Design that includes measures to minimise energy use and consumption, seeks to include the highest available standards of energy efficiency measures for buildings, and provides, where appropriate, on-site production of energy using renewable sources, such as photo voltaics, ground/air source heat pumps and small wind turbines;
- d. Inclusion of measures to reduce resource consumption and measures that re-use and recycle resources, including:
 - i. Using sustainable building materials that are capable of recycling following demolition (e.g. masonry, concrete, glass, timber, roofing materials, pipework and insulation)
 - ii. Utilising recycled building materials, wherever possible (e.g. masonry, roofing materials, aggregate).
- e. Maximise opportunities for active means of transport, (walking, cycling and public transport) and to promote use of low carbon vehicles by providing charging points;
- f. Use of sustainable, renewable, healthy products (e.g. by avoiding toxic or carcinogenic materials) that embody low energy output, and are, wherever possible, sourced locally;
- g. Protection of greenspaces, creation of new greenspaces and, where applicable, net gains in biodiversity;
- h. Protection and enhancement of the local identity, character and distinctiveness of the Town

The developers should also take into account Policy 2 (Environmentally Sustainable Design) of Penrith Town Council's emerging Neighbourhood Development Plan which has been developed from consultations with the public;

Development should be designed in such a way that it promotes high quality, environmentally sustainable design. Proposals should be informed by, and respect, the Town's wider character and the local site context. High quality, contemporary design will be encouraged where it reflects these criteria.

Planning applications will be assessed against the following:

- a. Design and Access Statements, where they are required to accompany a planning application, should set out how the proposal achieves high quality and environmentally sustainable design;
- b. For planning applications classed as major development, the Design and Access Statement should include an Energy Statement setting out how the proposal meets zero or low carbon targets and includes climate change resilience measures. As a minimum, Building Research Establishment

Environmental Assessment Method (BREEAM – Good or Excellent Standard) or Code for Sustainable Homes (Level 4 equivalent) should be achieved;

- c. Innovative sustainable design solutions will be encouraged to ensure that buildings remain at the forefront of sustainable building design. For example, measures to be considered include things such as:
 - i. Adopting water recycling methods at source;
 - ii. Using sustainable building materials;
 - iii. Recycling of grey and rainwater;
 - iv. Adopting high standards for thermal insulation and using features such as building orientation and natural ventilation to maximise passive solar gain and to aid natural heating and cooling of buildings and
 - iv. Inclusion of design features that encourage more sustainable lifestyles e.g. electric vehicle charging points, convenient storage of waste for recycling etc.
4. The access and egress from the site onto the A686 is onto a corner of a busy main road into Penrith and to the M6. It is close to a junction used heavily by those using Frenchfield, going to and from the school and the nearby pub. Penrith Town Council is concerned that another junction will add greatly to congestion on this road. Anyone walking into the town centre will need to cross a busy main road.

Penrith Town Council is concerned that another parcel of land in the same area may also be submitted for development and will be developed without any collaboration or agreed approach. Town Councillors are also concerned about another development putting strain on local amenities, health facilities and schools.

The Design and Access Statement accompanying the application is misleading. There is no mention of the distance to the nearest bus stops located near Penrith Hospital or the fact that the buses running to the surrounding villages do not run every day (some only once a week).

North Lakes is not the nearest primary school to the development and both the secondary schools have advised that they are nearly at capacity. This is exacerbated because QEGS is a selective grammar and only takes pupils who pass the entrance exam regardless of their home address. A new primary school was proposed for Carleton adjoining the Persimmon site although it is unclear what progress is being made with this.

The meeting was adjourned at 3.40pm.

The meeting reconvened at 3.45pm

Planning application number:	19/0908
Site address:	LAND AT WHITE OX FARM INGLEWOOD ROAD PENRITH CA11 8SE
Description:	Erection of 81 no. residential dwellings.

Representatives from Atkinsons Builders were welcomed to the meeting to answer any queries.

Members were advised that the land was allocated within the Local Plan for 54 houses making this application an increase of 27 units, all affordable. Representatives of Atkinsons Builders outlined their scheme and answered questions from Members

Councillor Bowen withdrew from the meeting at 4.07pm.

Councillor Bowen re-joined the meeting at 4.20pm.

Having missed some of the discussion, Councillor Bowen took no part in the consideration and decision thereon.

RESOLVED THAT a response of no objection be returned to EDC with the following comments:

1. PTC is pleased to see a fully affordable scheme with a registered housing provider and with a mix of housing and tenure, although it is still disappointed that there are no bungalows on site. As this is a fully affordable site, it is understood that the number of houses needs to be increased to make it viable.
2. It is important that there is a sense of community with somewhere that people can meet and young children play. Although it is understood that a footpath will be installed down Inglewood Road to allow safe passage to Fairhill, the nearest large space, it would be beneficial if there was some play equipment on site as well. Penrith Town Council would be grateful for a developer contribution towards the Fairhill Playing Field.
3. Given the speeding issues on Inglewood Road, it is important that the footpath is included within the scheme. It would be nice for a footpath to link through the adjoining scheme (once it is developed) to allow safe passage down to Salkeld Road.
4. It is important that there is landscaping along the bottom of the site to block out any noise issues from the A6 and that any other noise amelioration measures that may be required are taken on board. Additional landscaping using native trees and bushes should be included throughout the site to help offset carbon emissions.

- It is important that all houses can run as cleanly and cheaply as possible. Both authorities have declared a climate emergency and it would be good to see developers supporting initiatives by helping 'future proof' houses. Clean energy such as electric boilers, heavy duty electric cabling to the site to support electric car charging points at home and initiatives such as ground or air source heat pumps and PV panels put in during the build would be beneficial and be cheaper longer term. The emerging Neighbourhood Plan requests developers building 10 dwellings or more to provide at least 15% of the developments total predicted energy requirements from on-site renewable energy generation and storage unless it can be demonstrated clearly that it is neither practicable or viable.

Members thanked the representatives of Atkinsons for their attendance before they left the meeting.

Planning application number:	19/0900
Site address:	THE BRIDGE WORDSWORTH STREET PENRITH CA11 7QY
Description:	Conversion of community and commercial premises into a 3-bed apartment and erection of a new 4-bed detached dwelling, refurbishment of existing 3-bed apartment.

RESOLVED THAT a response OBJECTING to the application be returned to EDC on the following grounds:

- PTC is concerned about the additional traffic generation and highways safety issues arising from the development. At the present time, those using The Bridge have the facility of off street parking as do the present tenants of the flat. This development takes away all off street parking thereby ensuring the possibility of up to 3 cars per flat plus potentially 4 vehicles for the house necessitating on street parking in an already congested road. Moving any facilities from The Bridge across to the Methodist Church does not reduce traffic from this area.
- Loss of a building conducive to youth work and community facilities such as the Child Bereavement Service causes a deficiency in social facilities as it is not appropriate to move them into a religious building thereby excluding some who may wish to use them.

Planning application number:	19/0922
Site address:	OMEGA PROTEINS GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Retrospective application for the construction of two storey gatehouse building.

The Deputy Town Clerk read out an email received from a Member of the public in relation to both this application and the following one.

RESOLVED THAT:

- the comments made by the resident be noted; and

2. a response of NO OBJECTION be returned to EDC along with a comment asking them to re-reiterate that all applications should be submitted prior to any development taking place rather than retrospective.

Planning application number:	19/0919
Site address:	GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Variation of Condition 2 (plans compliance) to include a reduction of the footprint from 980m ² to 882m ² and increase in height of eaves from 10m to 11.5m and ridge height from 11.4m to 12.9m, attached to approval 17/0821.

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

Planning application number:	19/0921
Site address:	7 JUBILEE LODGE BEACON EDGE PENRITH CA11 7SQ
Description:	The erection of a single storey extension to the side of the property plus some landscaping works and tree removal.

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

Planning application number:	19/0896
Site address:	14 SANDGATE PENRITH CA11 7TN
Description:	Listed building consent for replacement rear door and frame and rear windows.

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

Planning application number:	19/0890
Site address:	14 SANDGATE PENRITH CA11 7TN
Description:	Replacement rear door and frame and rear windows

RESOLVED THAT a response of NO OBJECTION be returned to EDC

Planning application number:	19/0905
Site address:	PENRITH HOSPITAL BRIDGE LANE PENRITH CA11 8HX
Description:	Replacement of the existing stand-by electrical generator and associated fuel tank.

RESOLVED THAT a response of NO OBJECTION be returned to EDC

PTC20/76 DATES OF FUTURE MEETINGS

RESOLVED THAT it be recommended to Council that Planning Committee meetings be held at 2.00pm on the following dates during 2020/21:

4 May 2020, 8 June 2020, 6 July 2020, 3 August 2020, 7 September 2020, 5 October 2020, 2 November 2020, 7 December 2020, 11 January 2021, 1 February 2021, 1 March 2021, 12 April 2021, 10 May 2021.

PTC19/65 NEXT MEETING

Members noted the next meeting was scheduled for 3 February 2020 at 2.00pm, Board Room, Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

CHAIR:

DATE:

**FOR THE INFORMATION OF ALL MEMBERS OF
THE PLANNING COMMITTEE**

AND FOR INFORMATION FOR ALL REMAINING MEMBERS OF THE TOWN COUNCIL