



Penrith Town Council

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

DATE: 24 February 2020

You are summoned to attend a meeting of the

PLANNING COMMITTEE

to be held on **Monday 2 March 2020**, at 2.00 p.m. Board Room,
Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

COMMITTEE MEMBERSHIP

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

Mrs V. Tunnadine, Town Clerk

Where Members will be asked to:

AGENDA FOR THE MEETING OF

PLANNING COMMITTEE

2 MARCH 2020

PART I

1. Apologies for Absence

PAGES

Receive apologies from members.

2. Minutes

Authorise the Chair to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 3 February 2020.

3. Declaration of Interests and Requests for Dispensations

Receive declarations by Members of interests in respect of items on this agenda and apply for a dispensation to remain, speak and/or vote during consideration of that item.

ADVICE NOTE:

Members are reminded that, in accordance with the revised Code of Conduct, they are required to declare any disclosable pecuniary interests or other registrable interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting.) Members may, however, also decide, in the interests of clarity and transparency, to declare at this point in the meeting, any such disclosable pecuniary interests which they have already declared in the Register, as well as any other registrable or other interests. 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 Interim Monitoring Officer at least 24 hours in advance of the meeting.

4. Public Participation

Receive any questions or representations which have been received from members of the public.

ADVICE NOTE:

Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. The public must make a request in writing to the Town Clerk **PRIOR** to the meeting, when possible. A member of the public can speak for up to three minutes. A question shall not require a response at the meeting nor start a debate on the question. The chairman of the meeting may direct that a written or oral response be given.

5. EXCLUDED ITEM: Public Bodies (Admission To Meetings) Act 1960

Confirm that agenda item 10 should be considered without the presence of the press and public, pursuant to the Public Bodies (Admission to Meetings) Act 1960 Section 2 as the matter involved exempt information of a legal context

6. Neighbourhood Development Plan Report

To receive and note a verbal update on progress.

7. Current Development Site

To consider information regarding a development site and determine the Town Council's response

8. Planning Applications

a) Delegated Responses to note:

Planning application number:	20/0054
Site address:	19 FOLLY LANE PENRITH CA11 8BT
Description:	Two storey side extension and front porch.

Response – No objection

Planning application number:	20/0056
Site address:	45 FOLLY LANE PENRITH CA11 8BU
Description:	Two bedroom dwelling on land to the side of 45 Folly Lane, Penrith.

Response – No objection in principle. It is good to see that PV panels are included.

Concern that there might be a problem at the rear of the proposed dwelling. 5 metres from the edge of the plot (at the corner of the gunnel up from Folly Lane) is a telegraph pole, which will give a very narrow entrance for any cars coming off Friars Road in to the proposed parking area. CCC Highways might be concerned about the splay. Other houses in Folly Lane have rear car exits on to Friars Road, but they are nearly all much wider - at least 7 metres - and allow for two cars parked abreast.

This application accords to the Local Plan policy Dev5 in that it reflects local character, layout, street form. Although it's a market led house by virtue of its size it should be affordable. In terms of sustainability, PV panels are proposed, we could ask for an electric vehicle charging point to be incorporated as well and provision of features to encourage wildlife movement as per Neighbourhood Plan. Policy 6

Planning application number:	20/0032
Site address:	MYERS LANE BUSINESS PARK MYERS LANE PENRITH CA11 9DP
Description:	Subdivision of existing business park to create five business units including associated changes of use (part retrospective).

Response: No Objection

Planning application number:	20/0048
Site address:	19 KING STREET PENRITH CA11 7AJ
Description:	Listed Building Consent to enable change of use from restaurant kitchen to 2 bedroom ground floor flat with new entrance.

Response – No Objection

Planning application number:	20/0050
Site address:	19 KING STREET PENRITH CA11 7AJ
Description:	Change of use from restaurant kitchen to 2 bedroom ground floor flat with new entrance.

Response – No Objection in principle but would wish to see existing timber door and windows reinstated

Planning application number:	20/0079
Site address:	LAND AT THE JUNCTION OF A6 AND B5035
Description:	Creation of new road access off the B5035.

Response – No comment – this is a specialist Highways function. This development was given outline permission under application No 17/0928. Condition 12 of the approval states that the development can't be commenced until the access has been formed.

Planning application number:	20/0075
Site address:	37 MIDDLEGATE PENRITH CA11 7PT
Description:	Change of Use Class from A1 (shops) to A5 (hot food takeaway).

Response – No Objection in principle but would wish developers to take account of Policy 14 in our emerging Neighbourhood Development Plan which says:

To maintain the quality, character and distinctiveness of Penrith town centre new shopfronts and alterations to existing shopfronts should take account of the following:

1. The scale and architectural style of the existing building and any existing shopfront. The overall aim should be to seek where possible, the retention and repair of existing traditional and historic features that contribute to the interest of the building and the street frontage;
2. The size, detailing and materials of signage should respect the character and the area within which it is located;
3. Security grilles and shutters should be installed on internal aspects only; and

4. Where in use, blinds, blind boxes and awnings should respect the scale and character of the building and the area within which it is located.

Planning application number:	20/0089
Site address:	THE ARCHES, 1 VICTORIA ROAD PENRITH CA11 8HR
Description:	Change of use from A1 (shop) to C3 (dwellinghouse)

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:	19/0900
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.

Planning application number:	20/0107
Site address:	112 LOWTHER STREET PENRITH CA11 7UW
Description:	Holly T1 - Reduce height and spread to level shown on marked photograph provided; Penrith New Streets Conservation Area.

Planning application number:	20/0112
Site address:	9 SYCAMORE DRIVE PENRITH CA11 8UG
Description:	Garden store to side elevation.

Planning application number:	20/0109
Site address:	ABETO HOUSE FELL LANE PENRITH CA11 8BJ
Description:	Replacement porch and construction of garage and store.

Planning application number:	20/0125
Site address:	LAND OFF CARLETON ROAD PENRITH
Description:	Advertisement consent for 3no. Information board signs, and 6no. flags and poles.

9. Next Meeting

Note the next meeting is scheduled for 6 April 2020 at 2.00pm, Board Room, Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PART II Private Section

II

10. Parking and Movement Study

To receive a verbal update on the progress of the study and note the revised principles

**FOR THE INFORMATION OF ALL MEMBERS OF
THE PLANNING COMMITTEE
AND FOR INFORMATION TO ALL REMAINING MEMBERS OF
THE TOWN COUNCIL**



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 3 February 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

MINUTES FOR THE MEETING OF PLANNING

3 FEBRUARY 2020

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 13 January 2020.

PTL20/68 DECLARATION OF INTERESTS AND REQUESTS FOR DISPENSATIONS

Councillors Kenyon and Shepherd declared a registrable interest in respect of application 20/0029 as they may know the applicant.

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.

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

There were no items to be considered without the press or public present.

PL20/71 PENRITH PARKING AND MOVEMENT STUDY

Members received a verbal update on the progress of the study and were advised that the next stakeholder workshop would be held on 18 March.

PL20/72 NEIGHBOURHOOD DEVELOPMENT PLAN

Members were advised that the documentation had been submitted to EDC who were checking for completeness prior to undertaking the Regulation 16 Consultation.

PL20/73 CLARIFICATION OF PARISH ROLE IN PLANNING

Members were advised that under the Town & Country Planning Act 1990, the Town Council was a statutory consultee and that under Sch 1, Para 8 of the Act and T&CP (Development Management Procedure)(England) Order 2010 the LPA shall take into account any representations received from the Parish Council.

PL20/74 FUTURE HOMES STANDARD

Members considered the consultation paper on 'The Future Homes Standard.

RESOLVED THAT the Deputy Town Clerk prepare a draft response based on the comments of Member for circulation and approval before being returned.

PL20/75 PLANNING APPLICATIONS REPORT

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:	19/0891
Site address:	Rowcliffe House Veterinary Partnership ROWCLIFFE HOUSE CROWN SQUARE PENRITH CA11 7AB
Description:	Listed Building Consent for the removal of 4no. Skylights from roof and replacement of roof tiles.

Proposed Response: No Objection

Planning application number:	20/0004
Site address:	6 ASPEN GARDENS PENRITH CA11 8UL
Description:	Rear and side single storey extension.

Proposed Response: No Objection

Planning application number:	20/0014
Site address:	3 LOWTHER STREET PENRITH CA11 7UW
Description:	Variation of condition 2 (plans compliance) to include a reduction in the number of units from 5 no. apartments to 3 no. townhouses attached to approval 16/0035.

Proposed Response: No Objection

This site already has extant planning permission for 5 x 2 bed apartments. This proposal reduces the development to 2 x 2 bed houses and 1 x 3 bed house. The amendment reduces the scale and mass and fits in well with the street scene and vernacular in this area. Would wish them to retain existing small stone walls.

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:	20/0029
Site Address:	1 RIGGSIDE PENRITH CA11 8LQ
Description:	Replacement of garage 2 and conservatory with extension.

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

Councillor Jackson declared a registrable interest in the following application as he knew the owner of a neighbouring property although he had received no communication regarding the application.

Planning application number:	20/0023
Site address:	6 PARKLANDS WAY PENRITH CA11 8SD
Description:	Extension above garage, with additional 2 storey side and single storey rear extension.

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

Planning application number:	20/0037
Site address:	25 MANOR PARK CARLETON PENRITH CA11 8AL
Description:	Install wooden summerhouse to back garden.

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

PTC20/76 NEXT MEETING

Members noted the next meeting is scheduled for 2 March 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**