



Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR
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Minutes of the meeting of

PLANNING COMMITTEE

Held on 2 March 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 For agenda item 10 only

MINUTES FOR THE MEETING OF

PLANNING

2 MARCH 2020

PART I

PL20/77 APOLOGIES FOR ABSENCE

There were no apologies for absence

PL20/78 MINUTES

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

PTL20/79 DECLARATION OF INTERESTS AND REQUESTS FOR DISPENSATIONS

Councillor Jackson declared a registrable interest and that he had been lobbied in respect of agenda item 7 as one of the residents was known to him. He declared that he would take part in the discussion to give information but take no part in the vote thereon.

Councillor Bowen declared a registrable interest in planning application 19/0900 due to his connection with the church. He declared that he would leave the meeting whilst the application was discussed.

Councillor Kenyon joined the meeting at 2.03pm.

PL20/80 PUBLIC PARTICIPATION

Members noted that a resident adjoining the development site to be considered in agenda item 7 was in attendance to make a presentation.

PL20/81 EXCLUDED ITEM: PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Members confirmed 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.

PL20/82 NEIGHBOURHOOD DEVELOPMENT PLAN REPORT

RESOLVED THAT the verbal update from the Deputy Town Clerk be noted.

PL20/83 CURRENT DEVELOPMENT SITE

Members received a presentation from a resident adjoining the Persimmon site on Scotland Road (Planning Application No 14/0405) in which she outlined the extensive flooding on the site which was encroaching onto residential gardens. Members were advised that this had never happened during the 47 years that the resident had lived there. Advice had been sought from Eden District Council, the Environment Agency, United Utilities and Highways. It has proved impossible for United Utilities to inspect the drains due to the amount of soil brought onto the site and put on top. To date it does not look like the conditions applied to the original application have been discharged (Planning Application 18/0625).

Councillor Shepherd declared an interest as he knew one of the residents affected although he had not been lobbied in respect of this matter.

RESOLVED THAT:

1. delegated authority be given to the Chair and Deputy Town Clerk to
 - a. write to EDC to express concerns about the deficiency of the site asking them to ensure that some action is taken in a timely manner;
 - b. write to the developers requesting confirmation of their schedule and requiring them to assess and take action on the current situation if it is found that their actions had exacerbated the situation;
 - c. set a deadline for this action to be taken and that if no progress is made by the deadline, letters be sent to the Planning Inspectorate and Secretary of State requesting them to press for action to be taken;
 - d. write to the MP inviting him to visit the site, speak to residents and to see the problem first hand and requesting that he lobby government to encourage long term planning for these situations to include the retention and planting of trees as appropriate; and
2. the allocation of land for development identified in the Local Plan be reviewed through the Local Plan review to ensure that it is suitable and does not experience any issues regarding flooding.

PL20/84 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:	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 into 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 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 <http://eforms.eden.gov.uk/fastweb/search.asp> by inserting the appropriate planning reference number.

Councillor Bowen, having declared an interest in the following item, withdrew from the meeting whilst it was considered.

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 be returned to EDC OBJECTING to the application on the following grounds:

1. PTC remains 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.
2. the revised parking for the new build does not reduce the problem of parking on the site. Although four spaces have been created in addition to the garage, the parking arrangements will necessitate a lot of car movements in and out on a busy road to enable cars parked behind others to be used.
2. creation of a new 3 bed roomed flat should necessitate the requirement for a minimum of 2 off street parking places in line with Cumbria County Council guidelines on parking for residential developments.
2. 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:	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.

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

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

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

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

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

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.

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

PTC20/85 NEXT MEETING

Members noted 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 Private Section II

The following agenda item was 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.

The Economic Development Officer joined the meeting for the following item of business.

PTC20/86 PARKING AND MOVEMENT STUDY

Members received a verbal update on the progress of the Parking and Movement Study and considered the revised principles which had been expanded upon.

RESOLVED THAT the revised Parking and Movement Study be agreed.

CHAIR:

DATE:

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

AND FOR INFORMATION FOR ALL REMAINING MEMBERS OF THE TOWN COUNCIL