



Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR
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Minutes of the video conference live event

PLANNING COMMITTEE

Held virtually via Microsoft teams video conference on

Monday **8 June 2020** at 2.15pm

PRESENT

Cllr. Jackson North Ward
Cllr. Knaggs West Ward

Cllr. Shepherd East Ward
Cllr. Snell West Ward

Town Clerk
Deputy Town Clerk

MINUTES FOR THE MEETING OF

PLANNING

25 NOVEMBER 2019

The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 ("the 2020 Regulations") come into force on 4 April 2020.

Section 78 of the 2020 Regulations enable local councils to hold remote meetings (including by video and telephone conferencing) for a specified period until May next year. The Regulations apply to local council meetings, committees, and sub-committees.

PART I

PL20/01 APOLOGIES FOR ABSENCE

Due to technical difficulties, Councillors Bowen and Kenyon were unable to connect properly to allow them to take part in consideration of the items.

PL20/02 DECLARATION OF INTERESTS AND REQUESTS FOR DISPENSATIONS

1. Councillor Davies declared that he was in discussions with a group who were looking at the future of the Newton Rigg site.
2. Councillor Jackson declared that he had received information from one of the lecturers but that it would not preclude him from taking part in the meeting.

PL20/03 PUBLIC PARTICIPATION

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

PL20/04 EXCLUDED ITEM: PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Members agreed that there were no applications to be considered without the press or public present.

PL20/05 A66 NORTHERN TRANS-PENNING PROJECT

RESOLVED that it be noted that, following public consultation, Highways England had announced their preferred route, which included an underpass at Kemplay Bank, and would now be developing a preferred route design. Further public consultation will be undertaken which the Town Council will be invited to contribute to.

PL20/06 REPORT

The Chair reminded Members that the questions submitted to the Principal of Newton Rigg and his answers to them had been circulated. Members considered a proposed response to the potential closure of Newton Rigg College.

It was **RESOLVED THAT** it be recommended to Council that delegated authority be given to the Chair of the Council and the Chair of the Planning Committee to:

1. oppose the closure of Newton Rigg College due to its importance providing land based and other courses;
2. support the retention of Newton Rigg on a single campus with a new refreshed business model;
3. request that PTC is represented on any group set up to consider the future of Newton Rigg;
4. prepare letters to be sent to Askham Bryan, Cumbria LEP, Cumbria County Council, University of Cumbria and Dr Neil Hudson, plus any other individuals or organisations that may come on board to try to save the college;
5. prepare letters to be sent to the press stating the position of the Town Council and its support for the retention of Newton Rigg;

PL20/07 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:	20/0213
Site address:	I PARK SMART SERVICES LTD CROMWELL ROAD PENRITH CA11 7JW
Description:	Retention of four 5m high lighting and ANPR camera columns and the erection of one 5m high lighting and ANPR camera column.

Response: No objection – the application is for poles and cameras only NOT ticket machines

Planning application number:	20/0242
Site address:	LAND OFF GREENBANK ROAD EDEN BUSINESS PARK PENRITH CA11 9FB
Description:	New build office.

Response: No Objection as land is already allocated in the local plan for employment however the following comments to be made:

1. Both EDC and PTC have declared a climate emergency so it is pleasing to see that renewable energy technologies will be incorporated into the design, including pv panels and that BRE A construction methods will be used to include high levels of thermal performance.

2. It is important that new buildings are future proofed at the build stage as soon as possible as retrofitting to increase standards later on would be more expensive than early incorporation of features. It is hoped that the building has been sited to optimise passive solar gain.
3. The building should be constructed of sustainable thermally efficient building materials and include good loft and wall insulation to reduce energy consumption as far as possible and water recycling methods should be included within the development
4. The site should include good inter-connectivity with the existing business park and paths/tracks to promote sustainable transport and encourage cycling and walking as a way to get to work.
5. The development should include electric vehicle charging points
6. To help climate mitigation, native trees, including fruit/nut trees) should be used to enhance greening and biodiversity within the plan area.
7. As the site is close to a wildlife area, design or landscape features should be incorporated to provide habitat for insects, nesting birds and other wildlife.

Planning application number:	20/0238
Site address:	LAND AT EDEN BUSINESS PARK COWPER ROAD PENRITH CA11 9FD
Description:	Proposed builders merchants use Class B1(c), B2 and B8 with trade counter and ancillary storage, external storage of materials, parking lighting columns, perimeter fencing, hard and soft landscaping and new site access.

Response: No Objection as land is already allocated in the local plan for employment however would like to see the following conditions included:

1. Both EDC and PTC have declared a climate emergency so renewable energy technologies should be incorporated into the design, including pv panels, air source heat pumps etc and that BRE A construction methods should be used to include high levels of thermal performance.
3. The building should be constructed of sustainable thermally efficient building materials and include good insulation to reduce energy consumption as far as possible and water recycling methods should be included within the development
4. The site should include good inter-connectivity with the existing business park and paths/tracks to promote sustainable transport and encourage cycling and walking as a way to get to work.
5. The development should include electric vehicle charging points
6. To help climate mitigation, native trees, including fruit/nut trees) should be used to enhance greening and biodiversity within the plan area.
7. As the site is close to a wildlife area, design or landscape features should be incorporated to provide habitat for insects, nesting birds and other wildlife.

Planning application number:	20/0230
Site address:	EDEN ESTATE AGENTS 1 LITTLE DOCKRAY PENRITH CA11 7HL
Description:	Advertisement consent for 1no illuminated fascia sign and 1no illuminated projecting sign.

Proposed Response: No Objection

Planning application number:	20/0251
Site address:	FORMER CARE HOME BEACON EDGE PENRITH CA11 8BN
Description:	Erection of a single detached dwelling.

Proposed Response: No Objection in principle but would like to make the following comments:

1. It is important that the grounds are properly landscaped to include native trees and bushes including fruit trees to help offset the carbon footprint.
2. In light of both Council's declaring a climate emergency, it is important that the house should run as cleanly and cheaply as possible and that it should be 'future proofed'. There should be great attention to thermal performance so that there is less reliance on green/renewable energy technologies however, PTC would like to see PV panels and electric boilers at the start of the build to enhance energy efficiency further rather than the need to retrofit in the future.
3. The dwelling should be accessible and adaptable and should include an electric car charging point and ducting for fixed line internet access to allow for home working. Design features should be included so that they can meet the needs of a changing population.
4. The use of sustainable, renewable, healthy products that embody low energy output and are, wherever possible, locally sourced, should be used.
5. Features should be included on the site to encourage wildlife movement, migration, nesting (eg bird boxes, bat roosts, hedgehog holes), roosting and foraging

Planning application number:	20/0279
Site address:	58 CASTLE HILL ROAD PENRITH CA11 7HD
Description:	Proposed two storey rear extension.

Response: No objection, there is already an extension on the adjoining house

Planning application number:	20/0281
Site address:	9 CYPRESS WAY PENRITH CA11 8UN
Description:	Single storey rear extension.

Response: No objection

Planning application number	20/0285
Site address:	49 ARTHUR STREET PENRITH CA11 7TU
Description:	Tree to rear of back garden adjoining rear of properties on Sandcroft - remove a small number of lower branches that overhang neighbours gardens.

Response: No objection

Planning application number:	20/0287
Site address:	THE LABS SKIRSGILL DEPOT PENRITH CA10 2BQ
Description:	Ash (T1) - pollard to 5m at appropriate pollard points due to decline and several fungal fruiting brackets.

Response: No objection

Planning application number:	20/0288
Site address:	LAND AT SKIRSGILL DEPOT PENRITH
Description:	Sycamore (T1) - remove hung up branch.

Response: No objection

Planning application number:	20/0291
Site address:	29 VICTORIA ROAD PENRITH CA11 8HP
Description:	Removal of 1 x Pear tree and 2 x Cherry Plum trees because of damage to walls.

Response: No objection

Planning application number:	20/0272
Site address:	LORNE HOUSE MEETING HOUSE LANE PENRITH CA11 7TR
Description:	Demolition of outbuildings and garage and erection of new extensions. Addition of larger rooflights and general improvements and formation of new entrance door on side elevation.

Response: No objection. Although in the conservation area, the work will not be seen from any public area and will make the house future proof. It would be good to see the installation of an electric vehicle charging plug as part of the renovation.

Planning application number:	20/0224
Site address:	LAND AT CROSSFIELD FARM PENRITH CA11 8RP
Description:	Scoping Opinion for the proposed use as development land for B1 Business, General Industrial and B8 Storage and Distribution. Consisting of commercial floorspace, associated access, car parking, landscaping and ecological enhancement measures.

Response: PTC wishes to reiterate the previous comments made in respect of the Environmental document:

1. Members remain concerned that the document is a cut and paste document from a completely different area mentioned within the report, this needs to be corrected.
2. Members are concerned about the accuracy of the document. In 2.1.1 it states that the site is 2km from Penrith whilst in 13.2.1 it states its 4km from the town. It also states that it is only 500m to the nearest part of the M6 which was felt to be slightly misleading as the entrance is about 1.5km away.
3. The language used in the document is concerning to Members, the words believed that (6.3.1), 'it appears that' and 'probably' appear throughout along with other non specific wording suggesting that the site is not well known by the author of the report and has not been visited.
4. The relevant expertise and experience of the authors of the report should be included, or should be clearly documented.
5. The report should include a proper visual impact study (Zone of Theoretical Visibility 6.5.6). There are a number of footpaths nearby and open access land to the North East of the site in the Maiden Hill, Bowscar, Wan Fell areas and also to the west towards Newton Reigny, Newbiggin and possibly Greystoke.
6. Proper photo montages from a number of these areas should be included in the EIA. The google earth images included within the documentation showing visibility from various approaches are not felt to be an accurate representation and therefore not helpful
7. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects should be included rather than implications of not using this site.
8. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements should be included, especially as both Councils have declared climate emergencies
9. A non technical document for summarising the information should be provided so that it is easily understandable.

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.

Planning application number:	20/0273
Site address:	29 ALBERT STREET PENRITH CA11 7XA
Description:	Listed Building Consent for replacement of concrete tiled roof with slate and replacement of single glazed, timber rooflight with double glazed, aluminium rooflight.

RESOLVED that a response of No Objection be returned to Eden District Council.

Planning application number:	20/0308
Site address:	41 CENTURION RISE PENRITH CA11 8BQ
Description:	Single storey rear extension, part retrospective.

RESOLVED that a response of No Objection be returned to Eden District Council

PTC20/08 NEXT MEETING

Members noted that the next meeting was scheduled for 6 July 2020 at 2.00pm at 2.00pm, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR or that the meeting may be convened on this date via video conferencing.

CHAIR:

DATE:

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