



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 Zoom video conference on

Monday 6 July 2020, at 2.00 p.m.

COMMITTEE MEMBERSHIP

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

Mrs V. Tunnadine, Town Clerk

The Town Council resolved from 20 May 2019, until the next relevant Annual Meeting of the Council, that having met the conditions of eligibility as defined in the Localism Act 2011 and SI 965 The Parish Councils (General Power of Competence)(Prescribed Conditions) Order 2012, to adopt the General Power of Competence.

MINUTES FOR THE MEETING OF

PLANNING

Monday 6 July 2020

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

PL20/09 APOLOGIES FOR ABSENCE

There were no apologies for absence.

PL20/10 MINUTES

RESOLVED THAT the Chair be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on Monday 8 June 2020

PL20/11 Declaration of Interests and Requests for 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.

There were no declarations of interest at this meeting.

PL20/12 PUBLIC PARTICIPATION

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

PL20/13 EXCLUDED ITEM: PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Members considered whether any items on the agenda should be considered without the presence of the press and public, pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act, 1960, and agreed that there were no applications to be considered without the press or public present.

PL20/14 PENRITH NEIGHBOURHOOD DEVELOPMENT PLAN

The Deputy Town Clerk reported on the conversations that she'd had with the Local Planning Authority. Members were advised that although the Regulation 16 consultation could be undertaken fully on line, EDC were reluctant to do this as not everyone had access to IT. Some investigation had been undertaken with other town and parish councils who had set up a limited appointment system for individuals to go and look at a hard copy of the documentation which could then be placed in a sealed box for the required amount of time before being available again for inspection.

RESOLVED THAT

1. EDC be asked to provide a number of hard copies of the full documentation plus booklets containing the policies and supporting actions.
2. The offices be open for two hours on two mornings a week to allow members of the public to make appointments to look and the full documentation and take away a policy booklet and response form.
3. The Deputy Town Clerk liaise with EDC regarding the Regulation 16 consultation.

PL20/15 PENRITH PARKING AND MOVEMENT STUDY

RESOLVED THAT it be noted that technical work was still being carried out on the Parking and Movement Study and that a report would be presented to Members as soon as possible.

Councillor Kenyon joined the meeting having experienced technical difficulties.

PL20/16 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

that 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:	20/0230
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.
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:	20/0288
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.

Planning application number:	20/0305
Site address:	HIGHWAYS DEPOT AREA 13 REDHILLS PENRITH CA11 0FF
Description:	Variation of condition 2 (plans compliance) for amendments to surface water drainage strategy and design attached to approval 19/0579.

Response – No Objection

Planning application number:	20/0311
Site address:	32 STRICKLANDGATE PENRITH CA11 7NH
Description:	Advertisement Consent for 1no wall banner.

Response – No Objection

Planning application number:	20/0342
Site address:	7 ARTHUR STREET PENRITH CA11 7TT
Description:	T1 Laburnum tree - removal of large horizontal branch; T2 Conifer tree - felling of tree; T3 Cherry tree - crown lifting & crown thinning.

Response – No Objection but all work to be undertaken outside of the bird breeding and nesting season replaced by another native tree to maintain carbon retention and mitigate the effects on the environment.

Planning application number:	20/0261
Site address:	2 MELBOURNE COTTAGE THACKA LANE PENRITH CA11 9NG
Description:	Retrospective change of use from residential to a mixed use comprising of residential, car servicing and repairs.

Response OBJECTION. This development is on a quiet country lane in the open countryside. It is not on any site allocated for development through the Local Plan and therefore does not accord to Policy EC1. There is no strong economic case for the site to be retained for such use as the increase in vehicle movements is likely to have an adverse impact on people living along Thacka and in the neighbouring property. Continuation and or development of such a business is likely to cause harm to the local amenity, landscape and ecology in this area which is currently very quiet.

Planning application number:	20/0359
Site address:	FAIRFIELD WORDSWORTH STREET PENRITH CA11 7QY
Description:	Fell Elderberry tree and trim/thin Laburnum tree (works as shown on photographs).

Response: No Objection, PTC would wish to see the tree to be felled after the bird nesting season and replaced by another native tree to maintain carbon retention and mitigate the effects on the environment.

Planning application number:	20/0416
Site address:	THE COTTAGE BISHOP YARDS PENRITH CA11 7XU
Description:	Fell infected Beech tree.

Response: No Objection – tree is infected so work needs to be carried out PTC would wish to see the tree to be felled after the bird nesting season and replaced by another native tree to maintain carbon retention and mitigate the effects on the environment

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:	20/0345
Site address:	LAND AT STATION VIEW OLD GREYSTOKE ROAD PENRITH CA11 0BX
Description:	Erection of an agricultural shed for the storage of animal feed and grain products including associated operations.

RESOLVED THAT a response of no objection be returned to EDC with a request that, if approved, a condition be added requesting that the planted bund and soft landscaping be included to provide screening help maintain carbon retention and mitigate the effects on the environment.

Planning application number:	19/0624
Site address:	LAND AT FIELD 5070 INGLEWOOD ROAD STONEBECK PENRITH
Description:	Proposed erection of detached live-work unit in association with existing timber processing and variation of conditions 5 and 6 attached 15/0748 to increase hours of working. New vehicular access and driveway to site.

RESOLVED THAT a response of no objection be returned to EDC as the development is in accord with NPPF 81(d) and RUR4 of the Eden Local Plan however, should the application be approved, a condition should be included requiring the wood cladding be in natural wood colour (rather than grey or a colour) to blend in with the environment.

Planning application number:	20/0364
Site address:	THACKA LEA CARAVAN PARK THACKA LANE PENRITH CA11 9HX
Description:	Variation of condition 2 (occupancy restriction), attached to approval 82/1040.

RESOLVED THAT a response of no objection be returned to EDC with a request that it be conditioned that there should be proper enforcement or records kept to ensure that there is no permanent living in touring caravans or mobile homes on the site and that there should be proper monitoring of the situation.

Planning application number:	20/0365
Site address:	12 CASTLEGATE PENRITH CA11 7HZ
Description:	Upgrade the existing outbuilding for domestic purposes ancillary to the main dwelling, creation of a pedestrian access to the rear access lane from the rear garden.

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

The following application was considered as although it seemed to show on the website that it had been withdrawn, PTC had received no notification to this effect.

Planning application number:	20/0383
Site address:	LAND NORTH OF MILE LANE PENRITH CA11 0BX
Description:	Retention of engineering works to form landscape planting bund.

RESOLVED THAT:

1. although this application was for landscaping only, EDC be advised that it was very disappointing to see another retrospective application from this company and that PTC would like to see a strategic approach to development in the longer term.
2. PTC has no objection to this application which was felt to be a positive way to provide screening help maintain carbon retention and mitigate the effects on the environment.
3. PTCs representative on the Omega Liaison Group be asked to reiterate the views of the Town Council with regard to retrospective applications and bringing forward a more strategic approach to development.

PTC20/17 Next Meeting

Members noted that the next meeting was scheduled for 3 August 2020 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**