KENDAL TOWN COUNCIL

Notice of Meeting

PLANNING COMMITTEE

Monday, 20th March 2017 at 6.30 p.m.
in the Mayor's Parlour, the Town Hall, Kendal

Committee Membership (8 Members)

Jon Robinson (Chair)	Austen Robinson (Vice-Chair)	Alvin Finch
Keith Hurst-Jones	Lynne Oldham	Kath Teasdale
Graham Vincent		

AGENDA

1. APOLOGIES

2. PUBLIC PARTICIPATION

Any member of the public who wishes to ask a question, make representations or present a deputation or petition at this meeting should apply to do so before the commencement of the meeting. Information on how to make the application is available on the Council's Website - www/kendaltowncouncil.gov.uk/Statutory Information/General/ Guidance on Public Participation at Kendal Town Council Meetings or by contacting the Town Clerk on 01539 793490.

3. DECLARATIONS OF INTEREST

To receive declarations by Members and/or co-optees of interests in respect of items on this Agenda
[In accordance with the revised Code of Conduct, Members are required to declare any Disclosable Pecuniary Interests (DPIs) or Other Registrable interests (ORIs) which have not already been declared in the Council's Register of Interests. Members are reminded that it is a criminal offence not to declare a DPI, either in the Register or at the meeting. In the interests of clarity and transparency, Members may wish to declare any DPI which they have already declared in the Register, as well as any ORI.]

4.* MINUTES OF MEETING HELD ON 6TH MARCH 2017 *(see attached)

5. MATTERS ARISING FROM PREVIOUS MINUTES, NOT ON AGENDA

6. ANY OTHER BUSINESS

7. PLANNING APPLICATIONS *(see attached schedule)*

Liz Richardson
Town Clerk

By e-mail/post to: Members of the Committee
All other Councillors (agenda only, for information)

Please note that only Committee Members will receive the minutes and attachments, but that other Councillors may request a copy of any agenda papers. Any Councillor who is not a Committee Member may still attend the meeting, as an observer.

Members of the Press and Public are welcome to attend the meeting.

KENDAL TOWN COUNCIL

Planning Committee

Monday 6th March 2017 at 6.00 p.m.
in SLDC Chairman's Room, the Town Hall, Kendal

PRESENT Councillors Jon Robinson (Chair), Austen Robinson (Vice Chair), Alvin Finch, Keith Hurst-Jones, Lynne Oldham, Kath Teasdale and Graham Vincent

APOLOGIES None

OFFICERS Hazel Belshaw (Temporary Council Secretary)

914/16/17 **PUBLIC PARTICIPATION**

Mr Graham Harrison presented a paper on the British Homes Awards. The criteria for the 2016 awards focussed on "The Resilient Home" and it highlighted the growth in the number of houses being built in flood risk areas.

Councillor J Robinson asked if the paper was being presented to the District Council too. Mr Harrison had no plans to present it to SLDC but felt it was appropriate to bring it to the KTC Planning meeting following the recent discussions the Committee have had on flooding and section 19. Councillor J Robinson suggested a possible outcome from this would be to have an informal policy that the Committee could refer to.

915/16/17 **DECLARATIONS OF INTEREST**

None

916/16/17 **MINUTES OF MEETING HELD ON 20TH FEBRUARY 2017**

Members considered the minutes of the Committee meeting held on 20th February 2017.

Councillor Teasdale proposed that the minutes be accepted as a correct record. This was seconded by Councillor A Robinson and carried unanimously.

RESOLVED That the minutes of the meeting held on 20th February be accepted as a correct record, and signed by the Chair.

MATTERS ARISING

917/16/17 Councillor Oldham expressed her concerns regarding the refusal of FPA 0043 in relation to the flood barrier at 11 Longpool, Kendal. Councillor J Robinson confirmed the refusal was based on the barrier not being built into the recess so was visible at all times. Also the property is in a conservation area.

918/16/17 **BRITISH HOMES AWARDS**

Councillor J Robinson discussed the British Homes Awards as earlier presented by Mr Graham Harrison. He suggested that the Committee should we have a more focussed approach with applications for developments in flood risk areas. The Committee have been critical with plans for building on flood areas in the past, especially on Windermere Road and off Burneside Road and some of these concerns were highlighted in the recent DPD to SLDC.

Councillor A Robinson suggested that it was worth bearing in mind that builders and planners are not always thinking about the same outcome and the rules need to come in at the beginning.

Councillor J Robinson suggested himself and Councillor A Robinson get together and look over the DPD and circulate their views to Members for a further discussion at another meeting. He asked if the Committee could focus their views for this next discussion too.

RESOLVED Councillors J Robinson and A Robinson to circulate ideas to Members for a policy on developments built in flood risk areas for discussion at a future meeting.

919/16/17 **ANY OTHER BUSINESS**
None

920/16/17 **PLANNING APPLICATIONS**

Members considered Planning Applications submitted for consultation purposes by the local planning authority, South Lakeland District Council.

RESOLVED That having considered the applications outlined in the schedule, the recommendations in Appendix I attached to these minutes be made to South Lakeland District Council.

The meeting ended at 7.30pm

Signed ……

Dated ……

No.	App No./ Type	Address/Proposed Development	Comments to SLDC	Observations/ Recommendations
1	FPA 0093	**The Old Bakery, 2 – 6 Kirkland, Kendal** Chimney alterations and re-roofing	07.03.2017	**Refuse** Inappropriate materials and design in a conservation area
2	FPA 0095	**Units 1, 13 & 14 Blackhall Yard, Stricklandgate, Kendal** Conversion of upper floors of Units 1, 13 & 14 Blackhall Yard to four self-contained flats	07.03.2017	**Approve**
3	FPA 0063	**12 Printers Croft, Entry Lane, Kendal** Installation of replacement UPVC window frames and patio doors	07.03.2017	**Approve**
4	FPA 0108	**53 Laurel Gardens, Kendal** Two storey front extension	07.03.2017	**Approve**
5	FPA 0086	**71 Helmside Road, Oxenholme** Formation of hardstanding to front of property	10.03.2017	**Approve** subject to highways approval
6	FPA 0096	**Unit 7 Yard 2, Stricklandgate, Kendal** Alterations and change of use from Class A1 (shop) to Class A3 (Restaurant and Café)	10.03.2017	**Approve**
7	FPA 0082	**11 Hill Close, Kendal** Alterations to existing shed (retrospective)	10.03.2017	**Refuse (see below)**
8	FPA 0136	**12 Windermere Road, Kendal** Replacement front elevation windows with UPVC sliding sash and composite front door	13.03.2017	**Refuse** Inappropriate materials in a conservation area

9	FPA 0100	**33 Market Place, Kendal** Replacement shopfront and replacement signs	13.03.2017	**Approve** provided the awning and the security shutters meet the design guidelines for SLDC
10	FPA 0074	**274 Valley Drive, Kendal** Two storey extension to front, rear and side, formation of parking area and alteration to vehicular access	13.03.2017	**Approve**
11	FPA 0124	**Tenterfield, Brigsteer Road, Kendal** Extension of existing ridgeline on the existing building and consequential relocation of a hipped roof to the east	14.03.2017	**Approve**
12	FPA 0127	**Unit 1 Westmorland Business Park, Gilthwaiterigg Lane, Kendal** Change of use of part of building from Use Class B1 (Business) to include Use Class D2 (Assembly and Leisure)	14.03.2017	**Approve**
13	FPA 0118	**59 Heron Hill, Kendal** Two storey and single storey extensions	14.03.2017	**Approve** • Concerned about the height & proximity to the adjacent property • Providing not unneighbourly
14	FPA 0155	**53 Scarfell Drive, Kendal** Single storey front extension	16.03.2017	**Approve**
15	FPA 0154	**Lake District National Park Authority, Murley Moss Business Park, Oxenholme Road, Kendal** 29 additional car parking spaces to existing car park	16.03.2017	**Approve**

16	FPA 0134	**Kendal Cricket Club, Shap Road** Erection of First Floor Balcony and Ground Floor Entrance Porch	20.03.2017	**Approve**

FPA 0082 - 11 Hill Close, Kendal

Refuse (by majority)

The Committee were particularly concerned:

- As to whether the neighbours had been adequately consulted
- With the materials used
- That it is not used for habitation or business purposes

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Applications for Planning Committee: 20th March 2017 Appendix 1

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA 0103	**Basement Store, 53 Stramongate, Kendal** Siting of 30cm satellite dish on western chimney stack and 19cm receiver box on eastern elevation	21.03.2017	
2	FPA 0104	**134 Highgate, Kendal** Installation of 30cm satellite dish on a short pole to chimney stack and installation of antenna on the northern chimney stack	21.03.2017	
3	FPA 0084	**8 Fowling Lane, Kendal** Two storey side and rear extension	21.03.2017	
4	FPA 0157	**Morrisons Supermarkets Plc, Queen Katherines Avenue, Kendal** Installation of glazed screens/doors to existing front lobby area	22.03.2017	
5	FPA 0165	**Morrisons Supermarkets Plc, Queen Katherines Avenue, Kendal** Replacement illuminated signs	22.03.2017	
6	FPA 0189	**106 Bellingham Road, Kendal** Single storey side and rear extension	29.03.2017	
7	FPA 0177	**66 Gillinggate, Kendal** Replacement front and rear windows with sliding sash UPVC	28.03.2017	
8	FPA 0184	**Kendal Golf Club, High Tenterfell, Kendal** Mobile golf practice shelter and landscaping works	29.03.2017	
9	FPA 0113	**Unit 14, Riverside Place Retail, Lound Road, Kendal** Change of use from A1 (retail) to D2 (assembly & leisure) to open a fitness club operating 24 hours a day, 7 days a week	30.03.2017	
10	FPA 0192	**The Ghyll, Brigsteer Road, Kendal** Variation of condition 5 (tree protection plan) attached to SL/2013/0664 (New vehicular access and driveway	30.03.2017	
11	FPA 0195	**10 Wattsfield Road, Kendal** Alterations to extend kitchen into part of existing garage	03.04.2017	
12	FPA 0212	**Pear Tree Bank Flat, 31 Low Fellside, Entry Lane, Kendal** Replacement railings and gate	03.04.2017	

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13	FPA 0213	**44 Bellingham Road, Kendal** Garden shed (retrospective)	03.04.2017	
14	FPA 0199	**68 Greenside, Kendal** Demolition of garage and erection of replacement detached garage and adjoining garden room	03.04.2017	