

KENDAL TOWN COUNCIL

Planning Committee

**Monday 19th December 2016 at 6.00 p.m.
in the Georgian Room, Town Hall, Kendal.**

PRESENT Councillors Jon Robinson (Chair), Lynne Oldham, Kath Teasdale and Graham Vincent

APOLOGIES Councillors Austen Robinson (Vice Chair) and Alvin Finch

OFFICERS Rose Tideswell (Temporary Council Secretary)

696/16/17 PUBLIC PARTICIPATION

There was a public presentation by Mr. Andrew Thomas on planning application ref SL/2016/1090 – Natland Mill Beck Lane.

697/16/17 DECLARATIONS OF INTEREST

Councillor G. Vincent declared an interest in agenda item 9 planning application SL/2016/1090 – Natland Mill Beck Lane. The application is in the ward next to his and he knew many of the members of the public who were attending the meeting. This however would not affect his decision when deliberating the application.

698/16/17 MINUTES OF MEETING HELD ON 5th DECEMBER 2016

Members considered the minutes of the Committee meeting held on 5th December 2016.

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

RESOLVED That the minutes of the meeting held on 5th December 2016 be accepted as a correct record, and signed by the Chair.

699/16/17 MATTERS ARISING

None.

700/16/17 UPDATE ON SLDC DRAFT DEVELOPMENT MANAGEMENT POLICIES DPD CONSULTATION

Councillor Robinson asked that any comments on the draft be made to him as soon as possible so that he could collate the notes and make recommendations for the next planning meeting in January.

701/16/17 ADOPTION OF PHASE 2 DEVELOPMENT BRIEF SUPPLEMENTARY PLANNING DOCUMENTS (SPD'S)

That the report be noted.

702/16/17

ANY OTHER BUSINESS

WHP Telecoms Ltd notification of permitted development under part 16 – installing 3 no. new VF antennae.

That the report be noted.

Town and Country Planning Act 1990 – planning appeal against refusal of a householders planning application.

That the appeal be noted.

703/16/17

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 1974	34 Westwood Avenue, Kendal Replacement cellar window	20.12.2016	Approve
2	FPA 1040	59 Shap Road, Kendal Formation of off-road parking space	20.12.2016	Approve
3	FPA 1091	21 Queen Katherine Street, Kendal Replacement upvc sliding sash window	21.12.2016	Refuse Inappropriate material in a conservation area.
4	FPA 1090	Land adjacent to north side of Natland Mill Beck Lane, Kendal Erection of up to 26 dwellings including vehicular and pedestrian access	28.12.2016	Refuse See below for reasons.
5	FPA 1100	82 Milnthorpe Road, Kendal Single storey side and rear extension	26.12.2016	Approve
6	FPA 1104	Marks & Spencer plc, Library Road, Kendal Installation of 2 temporary refrigerated (20ft) containers between 1 st Nov & 31 st January annually	27.12.2016	Approve
7	FPA 1122	44 Castle Grove, Kendal Single storey side extension	03.01.2017	Approve
8	FPA 1123	65 Helmside Road, Oxenholme, Kendal Garage conversion	03.01.2017	Approve
9	FPA 1120	24 Silver Howe Close, Kendal Single storey extension	03.01.2017	Approve Provided adequate visibility is maintained at the junction.

FPA SL/2016/1090 - Land adjacent to north side of Natland Mill Beck Lane, Kendal

Refuse:

Committee considered that comments made relating to application SL/2016/0249 still apply - it was not considered that they had been adequately addressed in this application, in particular:

- The proposed altered access arrangements in this application could cause more damage to historic assets than the earlier proposal and could result in even more loss of amenity land and would cause greater damage to the landscape than the earlier proposal.
- Although there was additional information on the impact on historic assets the Committee did not agree that the damage would not be significant, potentially to the structures, but also to their setting.
- The land is not allocated for housing in the Local Plan and the applicant has not provided sufficient evidence that there is not an adequate supply of readily available housing to meet the requirements of the next five years.
- The applicant suggested that depending on infrastructure and other costs it might not be viable to provide the normal 35% affordable housing element, that is not acceptable.
- It was not considered that there was sufficient information in the application to address potential on-site and off-site flooding issues exacerbated by the proposed development.
- Potential damage to ecological assets such as the white-clawed crayfish during construction and if flooding is increased on the site.