

KENDAL TOWN COUNCIL

Planning Committee

Monday 4th December 2017 at 6.00 p.m.

in the SLDC Chairman's Room, the Town Hall, Kendal

- PRESENT** Councillors Jon Robinson (Chair), Austen Robinson (Vice Chair), Clare Feeney-Johnson, Alvin Finch, Lynne Oldham, Kath Teasdale and Graham Vincent
- APOLOGIES** None
- OFFICERS** Hazel Belshaw (Temporary Council Secretary)
- 711/17/18** **PUBLIC PARTICIPATION**
Mr Peter Winter, Peter Winter Town Planning Services regarding FPA 0575, Land to the north of Underbarrow Road, Kendal.
- Mr Winter is seeking support from KTC Planning Committee for the planning application 0575 on behalf of his client, Mr Mike Pennington. He explained that the site is within the development site of Kendal and the application is to build 8 self-build dwellings. The dwellings will be of exceptional high quality. He advised that a full landscape assessment has been carried out by an independent consultant and he also highlighted there is strong government support for self-build properties.
- Councillor J Robinson thanked Mr Winter and advised some questions may be asked when discussing the application.
- 712/17/18** **DECLARATIONS OF INTEREST**
Councillor Vincent declared an interest as a cabinet member at SLDC with self-build dwellings being part of South Lakeland strategy.
- 713/17/18** **PRESENTATION ON STRATEGIC HOUSING MARKET ASSESSMENT, LOCAL PLAN AND SECTION 106 AGREEMENTS BY DAN HUDSON, STRATEGY DEVELOPMENT OFFICER, SLDC**
Dan Hudson, Strategy Development Officer, SLDC gave a presentation on the Strategic Housing Market Assessment, the Local Plan and Section 106 Agreements.
- Strategic Housing Market Assessment**
He explained that the Strategic Housing Market Assessment looks at the housing needs of the whole district, taking into account the need, along with affordable housing, specialist care and self-build. It informs the housing strategy and looks at where we are with the existing local plan and looks ahead at the next local plan. SLDC set a target in 2008 with projections at that time on population growth and what was known about affordable housing needs. They commissioned a firm called Justin Gardener Associates to do the work. They looked at South Lakes and where residents worked/lived and found it was fairly well self-contained. They also found lots of variability in price across the South Lakes but established it is a relatively high priced area.

It found that the overall housing need (OHN) would be 145 new households per annum from 2016-2036 this took into account longer term trends in migration, impact of ageing population and projected job growth. It is recommended that 320 additional dwellings per annum were required, a total of 6,320 by 2036. 290pa in SLDC planning area, 26pa in the Lake District and 8pa in the Dales.

They also looked at the affordable need, which is a more complicated equation. They took into account the current need (Housing Register), new households falling into need, existing households falling into need and the re-let supply. The net need per annum is 153 (of which approx. 67 is in Kendal), a total of 3,060 between 2016-2036.

Then they looked into the dwelling size and found there is a continuing need for 2-3 bed affordables and that one bed units are inflexible.

There is very little data on self-build properties, with not much on the register although the level of CIL approvals suggests a register understates demand. He advised it is difficult to distinguish between self and custom build but it does give scope to work with small and medium size builders.

Finally they looked at housing for the elderly and reported the increase of 33% in the over 65's by 2036 and the over 85's are projected to increase by more than 100%.

Local Plan

Dan explained the Local Plan is in the very early stage. There is a need for 250-350 new properties per year and in the short term this will be delivered on existing sites. They have looked at attracting new developers to the area and engaging with homes and communities agencies. In the long term there is a need to replace the local plan and deliver growth for 2036. The plan for the South Lakes is coordinated with other districts to be more strategic. Councillor Feeney-Johnson asked if school places were considered. Dan advised this was one of the main reasons for CIL. Councillor J Robinson asked as Kendal is heavily constrained by its geography would they consider building properties outside of Kendal for Kendal residents. If so would KTC have the opportunity to comment. Dan advised that evidence was still being collected at present. They have the strategic housing market assessment, a flood risk assessment and a housing land availability assessment. They are waiting on information from the Kendal Town Centre Master Plan. Consultations are expected towards the end of the year with the local plan being adopted by mid-2021.

Section 106 Agreements

Councillor J Robinson asked how challenging were SLDC around the Section 106 Agreement with Sainsbury's. Dan advised that it is only necessary to ask questions on planning grounds. Anything around highways and transport would come from CCC. The Town Centre improvements were conducted by Kendal Futures which Sainsbury's

did as a gesture of good will. He advised that in the future it may be appropriate for KTC to approach the developers directly.

714/17/18 MINUTES OF MEETING HELD ON 20TH NOVEMBER

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

Councillor Oldham 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 20th November be accepted as a correct record, and signed by the Chair.

MATTERS ARISING

715/17/18 Link to Planning Applications (ref minute 672/17/18)

Councillor J Robinson advised Members that a link to each planning application had been added to the Agenda.

716/17/18 ANY OTHER BUSINESS

Councillor A Robinson advised Members of concerns regarding flooding at various sites in Kendal including Strawberry Fields and the land to the North of Laurel Gardens. After the recent heavy rain in Kendal 18 properties in Burneside were flooded. There are also concerns from local residents regarding a wall Carus Green which the Environment Agency has advised them to remove. He further advised he had prepared a paper which he will circulate to Members to discuss at a future meeting.

Councillor J Robinson advised that an invite to a consultation on the proposed development at the land to the North of Laurel Gardens had been received. It was taking place on Monday 18th December and he will attend.

717/17/18 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 7.28pm

Signed

Dated

No.	App No./Type	Address/Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA 1029	86 Milnthorpe Road, Kendal Demolition of existing dwelling and erection of replacement dwelling, detached annex and detached triple garage	06.12.2017	Approve Provided not unneighbourly
2	FPA 0575	Land to the north of Underbarrow Road, Underbarrow Road, Kendal Erection of 8 self-build dwellings with vehicular access	07.12.2017	Approve Providing there is an adequate footway to town and screening from the Underbarrow Road and North West boundary
3	FPA 1026	109 Burneside Road, Kendal Front porch to south elevation, two dormer windows to the east elevation and first floor extension to north elevation	07.12.2017	Approve Provided appropriate materials used
4	FPA 0712	133 Stricklandgate, Kendal Conversion of vacant retail unit (Use Class A1), including raising the roof to form second floor, to create six self-contained studio apartments (Use Class C3)	08.12.2017	Refuse Concerns over the number of single living space dwellings being developed
5	FPA 0800	19 Horncop lane, Kendal Replacement single storey rear extension	08.12.2017	Approve
6	FPA 1044	139 Highgate, Kendal Variation of condition 2 (approved plans) attached to planning permission SL/2013/ 1102 (Conversion of building to form three self-contained apartments)	13.12.2017	Approve
7	FPA 1051	Romney Bank, Park Street, Kendal Increase height of existing chimney, installation of flue for woodburner and installation of door	15.12.2017	Approve