

# KENDAL TOWN COUNCIL

## Planning Committee

**Monday 19<sup>th</sup> February 2018 at 6.30 p.m.**  
**in the Mayor's Parlour, the Town Hall, Kendal**

**PRESENT** Councillors Jon Robinson (Chair), Austen Robinson (Vice Chair), ,  
Lynne Oldham, Kath Teasdale, Graham Vincent and Douglas  
Rathbone

**APOLOGIES** Councillors Alvin Finch and Clare Feeney-Johnson

**OFFICERS** Nicky King (Council Secretary)

The Chair welcomed Councillor Douglas Rathbone as a new Member of the Planning Committee. At the meeting in February Council resolved to co-opt Douglas Rathbone as a member of KTC for Parks Ward until the May elections. Mr Rathbone had volunteered to become a member of both the Planning and Audit, Grants & Charities Committees.

**939/17/18 PUBLIC PARTICIPATION**

None.

**940/17/18 DECLARATIONS OF INTEREST**

None.

**941/17/18 MINUTES OF MEETING HELD ON 5<sup>TH</sup> FEBRUARY 2018**

Members considered the minutes of the Committee meeting held on 5<sup>th</sup> February 2018.

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

**RESOLVED** That the minutes of the meeting held on 5<sup>th</sup> February 2018 be accepted as a correct record, and signed by the Chair.

**MATTERS ARISING**

**942/17/18 Flooding Paper (Ref minute 906/17/18)**

Councillor J Robinson advised Members that, following a meeting of the sub-group in early February, a paper was being put together for presentation to the Management Committee. It was noted that there would not be enough time to present the paper to Council before the elections, therefore it would need to be picked up by the new Council at their first meeting in June.

There was a general discussion regarding the content of the flooding paper. Councillor A Robinson briefed Members on the recommendations that would be made within it. Members agreed it

was vital previous mistakes were not repeated, if these could be avoided given Government legislation. It was also noted that emphasis should not be solely on the Section 19 report which concentrates on Storm Desmond as there had been several other problems since then, such as building on sites which are known to flood. Councillor J Robinson pointed out that there were also new flood alleviation measures from the Environment Agency which needed to be taken into account. Councillor Teasdale commented that new builds should not have an impact on or cause flooding of properties that are already built. Councillor A Robinson replied that this was something that had been highlighted in recent Government legislation.

**943/17/18****OS FIELD NO. 6510, SOUTH OF FELL CLOSE, OFF BURTON ROAD, KENDAL**

An amended plan relating to drainage details and minor changes to site layout/access had been received. The site was for extra care residential development.

It was noted that Committee had previously approved the application provided adequate drainage and sewerage provision was in place.

Members agreed that previous comments made by the Committee still stood. There was concern that an adequate pedestrian crossing should be provided across the entrance to the site that would service both schools and residents of the development. It was highlighted that children would be crossing from the Oxenholme side across to Natland school. Councillor Rathbone pointed out that there was already a need for a crossing which would be exacerbated by this development and it would be an ideal time to highlight this to SLDC.

Members also agreed that, in light of recent drainage and flooding issues on developments, drainage and sewerage provision needed to be robust. Mitigation and subsequent performance should be monitored very carefully following completion.

It was also observed that Committee would like to see adequate bus provision suitable for the users of this site.

**ANY OTHER BUSINESS****944/17/18****Kendal Wastewater Treatment Works, Wattsfield Road, Kendal (ref 5/17/9015) – Notification of Outcome of Application for Planning Permission**

Councillor J Robinson advised that the application for the erection of a Motor Control Centre Kiosk on a raised platform at Kendal Wastewater Treatment Works had been granted approval by CCC. The development was permitted to begin before the expiration of three years from the date of the permission (15<sup>th</sup> February 2018).

Committee noted the outcome of the application.

**945/17/18 Appeal by Oakmere Homes - Land to the South of Underbarrow Road, Kendal (Ref SL/2016/0582)**

It was noted that the appeal had been dismissed by the Planning Inspectorate. Committee had been concerned when previously discussing the application, principally about the landscaping of the site as approaching town (planting not sufficient) and the view of the frontage to the development.

Members were pleased to note that the Planning Inspector had agreed with both points. The planting was considered to be too thin, it wouldn't grow fast enough and there would be a view through it. Secondly the view of the buildings at the front of the development was not good enough to give it a rural appearance. The big block of houses at the Kendal end of the site were too close to the road and there was insufficient shelter to diffuse the view.

**946/17/18 Appeal Under Section 78 of the Town and Country Planning Act 1990 – Replacement Windows at 11 Castle Street, Kendal (Ref SL/2017/0432)**

At its last meeting Committee had noted that an application for replacement windows at 11 Castle Street had been refused by SLDC and an appeal had been made by the applicant.

Councillor J Robinson advised that the Planning Inspectorate's decision had now been received. The appeal had been allowed and planning permission granted.

The decision was noted by the Committee.

**947/17/18 Development of Previous Roundhills Site**

Councillor A Robinson advised that local residents had expressed concern relating to development that had occurred at the previous Roundhills site. Small trees and bushes had been cleared from the edge of Stockbeck which could now be more vulnerable as a result. A large palisade had been erected on the Grasmere Crescent side and lots of boulders had been placed on the site itself. Councillor A Robinson was endeavouring to find out who had bought the site and what the plans were. Councillor Shirley Evans, as SLDC Councillor, had also become involved.

Committee noted the situation.

**948/17/18 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 7.38pm

Signed .....

Dated .....

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	LISTED <a href="#">0076 &amp; 0074</a>	<b>Shakespeare Inn, 78 Highgate, Kendal</b> Various illuminated and non-illuminated signs	20.02.2018	<b>Refuse</b> Committee had concerns about the following: <ul style="list-style-type: none"> <li>• Illuminated display panel in the window</li> <li>• Free-standing advertising boards outside the property</li> <li>• Presentation of the lettering on the sign</li> </ul> It was also noted that if the top of the arch is being blocked off, this would affect the character of a building in a Conservation Area.
2	FPA <a href="#">0864</a>	<b>Whinfell Centre, Longpool, Kendal</b> Demolition of former training centre and construction of five industrial units	26.02.2018	<b>Approve</b> Provided adequate highways visibility at entrance
3	FPA <a href="#">1085</a>	<b>10 Windermere Road, Kendal</b> Replacement front windows	27.02.2018	<b>Approve</b> Committee would welcome a more traditional window design
4	FPA <a href="#">0109</a>	<b>14 Jenkin Rise, Kendal</b> Two storey front extension and single storey side/rear extension	02.03.2018	<b>Approve</b>
5	FPA <a href="#">0118</a>	<b>97 Sedbergh Road, Kendal</b> Detached garage	05.03.2018	<b>Approve</b>
6	FPA <a href="#">0117</a>	<b>Oxenholme House, Helmside Road, Oxenholme, Kendal</b> Use of land for car parking	05.03.2018	<b>Approve</b> Provided Highways are satisfied and drainage issues are adequately assessed
7	FPA <a href="#">1122</a>	<b>2 Summer Hill, Kendal</b> Replacement bay windows	05.03.2018	<b>Approve</b>