

# KENDAL TOWN COUNCIL

## Planning Committee

Monday 5<sup>th</sup> March 2018 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, Kath Teasdale and Douglas Rathbone

**APOLOGIES** Councillors Lynne Oldham and Graham Vincent

**OFFICERS** Nicky King (Council Secretary)

### 1000/17/18 **PUBLIC PARTICIPATION**

Mr Graham Harrison attended the meeting to present the latest alterations to a proposed development of 8 apartments on Aynam Road. He highlighted amendments to the tower section which had been enhanced and wooden sash windows. Mr Harrison advised that an application would now be submitted to SLDC. Members noted the alterations.

### 1001/17/18 **DECLARATIONS OF INTEREST**

There were no declarations of interest made at this point.

### 1002/17/18 **MINUTES OF MEETING HELD ON 19<sup>TH</sup> FEBRUARY 2018**

Members considered the minutes of the Committee meeting held on 19<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 19<sup>th</sup> February 2018 be accepted as a correct record, and signed by the Chair.

### **MATTERS ARISING**

### 1003/17/18 **Development of Previous Roundhills Site (Ref Minute 947/17/18)**

Councillor J Robinson asked Councillor A Robinson whether he had any further information on the development that had occurred on the old Roundhills site. It had been reported at the previous meeting that local residents had expressed concern. Councillor A Robinson advised that Mark Shipman from SLDC had responded to a letter sent by a local resident. The response stated that further contact would be made once the purpose of the boulders placed on site had been ascertained. The palisade that had been erected was not over 2m in height and therefore did not require planning permission.

**ANY OTHER BUSINESS**

**1004/17/18**

**PLANNING APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT 1990**

**REF – SL/2017/0813 – 102 Stricklandgate, Kendal**

Members noted the Appeal. The Committee had previously recommended approval of the application. Councillor J Robinson advised that the application had been refused by SLDC on the grounds of it being unneighbourly, despite the applicant amending the application to a single property

**1005/17/18**

**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 7.30pm

Signed .....

Dated .....

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	Variation <a href="#">1139</a>	<b>Strawberry Fields, Oxenholme Road, Kendal</b> Variation of S106 attached to planning permission SL/2015/0085	08.03.2018	<b>Refuse</b> See comments below.
2	FPA <a href="#">0125</a>	<b>14 Loughrigg Avenue, Kendal</b> Front porch extension	08.03.2018	<b>Approve</b> Provided not unneighbourly
3	FPA <a href="#">0095</a>	<b>Orchard Cottage, 14 Back Lane, Kendal</b> Erection of store room, enclosed porch with glazed panel and door and erection of timber shed	08.03.2018	<b>Refuse</b> Inappropriate materials in a Conservation Area
4	FPA <a href="#">0122</a>	<b>24 Gillinggate, Kendal</b> Replacement windows	08.03.2018	<b>Refuse</b> <ul style="list-style-type: none"> <li>• Doesn't enhance Conservation Area</li> <li>• Recommend windows are same design and colour as adjacent properties</li> </ul>
5	FPA <a href="#">0133</a>	<b>1 Bankfield Garden, Kendal</b> Single storey extension and canopy	12.03.2018	<b>Approve</b> Provided not unneighbourly
6	Advertisement <a href="#">0139</a>	<b>24a Finkle Street, Kendal</b> Externally illuminated fascia sign	12.03.2018	<b>Refuse</b> Inappropriate for a Conservation Area, signage in this position out of keeping with other properties.
7	Advertisement <a href="#">0142</a>	<b>Jaguar Land Rover, Shap Road Industrial Estate, Kendal</b> Various illuminated and non-illuminated signs	12.03.2018	<b>Approve</b>
8	FPA <a href="#">0121</a>	<b>24a Finkle Street, Kendal</b> Replacement of front ground floor windows and door, and fix and attach 5 No. canopies	13.03.2018	<b>Refuse</b> Inappropriate design and materials in a Conservation Area, canopies not appropriate, particularly on upper storey windows.

9	FPA <a href="#">0128</a>	<b>Garth Heads Cottage, Garth Heads, Kendal</b> Demolition of existing conservatory, erection of replacement single storey extension, replacement timber framed windows and front door and a replacement timber gate	13.03.2018	<b>Approve</b> Prefer more muted colours than appear on artist impression
10	FPA <a href="#">0127</a>	<b>Grosvenor House Papers, Westmorland Business Park, Gilthwaite Lane, Kendal</b> Two storey extension to existing warehouse building to provide accommodation for new printing equipment	13.03.2018	<b>Approve</b>
11	FPA <a href="#">0146</a>	<b>23 Hillswood Avenue, Kendal</b> Two storey side extension	15.03.2018	<b>Approve</b>
12	FPA <a href="#">0149</a>	<b>31 Derwent Drive, Kendal</b> Two storey side extension	15.03.2018	<b>Approve</b>
13	FPA <a href="#">0145</a>	<b>The Kendal Brown House, Canal Head North, Kendal</b> Demolition of single storey side extension and construction of a two storey side extension	16.03.2018	<b>Refuse</b> <ul style="list-style-type: none"> <li>• Inappropriate design in a Conservation Area</li> <li>• Area needs high quality design because of its potential for future development</li> </ul>

**SL/2018/1139 – Strawberry Fields, Oxenholme Road, Kendal  
Variation of S106 Attached to Planning Permission SL/2015/0085**

Councillor J Robinson explained that the Developer wanted to change the affordable housing to shared ownership from affordable purchase. If approved, these properties would be sold to a registered housing provider and people would then be able to purchase between 25-75% of the value of the property by way of a lease. Rent would be payable on the remaining percentage. Councillors were concerned that shared ownership was not necessarily in the best interest of prospective purchasers, may result in housing being taken out of the affordable stock through right to acquire and may set a precedent for other developers. Councillor A Robinson proposed refusal of the application. This was seconded by Councillor Finch and carried unanimously.