

# KENDAL TOWN COUNCIL

## Planning Committee

Monday 9<sup>th</sup> April 2018 at 6.30 p.m.

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

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

**APOLOGIES** Councillor Alvin Finch

**OFFICERS** Nicky King (Council Secretary)

**1089/17/18 PUBLIC PARTICIPATION**

None.

**1090/17/18 DECLARATIONS OF INTEREST**

There were no declarations of interest made at this point.

**1091/17/18 MINUTES OF MEETING HELD ON 19<sup>TH</sup> MARCH 2018**

Members considered the minutes of the Committee meeting held on 19<sup>th</sup> March 2018.

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

**RESOLVED** That the minutes of the meeting held on 19<sup>th</sup> March 2018 be accepted as a correct record, and signed by the Chair.

**MATTERS ARISING**

**1092/17/18 Development of Previous Roundhills Site (Ref Minute 1042/17/18)**

Councillor Teasdale mentioned references she had seen on Facebook to the old Roundhills site, in particular with respect to the use of a right of way. Councillor A Robinson said the right of way had gone through Castle Park School, although there was some uncertainty about its use. He added that there was a degree of obscurity about development on the site in general. Councillor Feeney-Johnson commented that there had been a similar footpath situation at Vicarage Park School and she didn't believe it would stand. There had still been no response from SLDC Planning Department.

**1093/17/18 SLDC CONSULTATION LETTER – FORMER SAWYERS ARMS, STRICKLANDGATE, KENDAL (REF SL/2017/0711 & 0712)**

Members discussed a consultation letter received from SLDC. Amended plans had been received in respect of the conversion of the former Sawyers Arms to create 12 self-contained apartments.

Councillor J Robinson stated that Committee had previously recommended refusal of the application on the grounds of over-intensive development and privacy concerns (overlooking of properties behind the development in Yard 143). Two amendments were proposed. The first was to raise the roof height and put a pitched roof on top, remove windows and reposition rooflights. Members agreed this addressed the privacy issues previously raised. The second amendment was to turn one block into 2 apartments rather than 4. Minimum guidance (not adopted by SLDC) was 36m<sup>2</sup> for an apartment. It was noted that the amended proposal would allow for apartments 32.5m<sup>2</sup> in size and, whilst they were still small, they were more suitable than previously.

Councillor J Robinson informed Members that the developer was claiming an exemption on the grounds of re-using an existing building and therefore did not have to comply with the 35% affordable housing requirement.

Committee agreed that they were pleased to see the privacy issues had been addressed, however some apartments remained inadequately sized. Councillor Feeney-Johnson proposed that Committee recommend refusal of the amended plans. This was seconded by Councillor A Robinson and carried unanimously.

**RESOLVED** That Committee recommend refusal of the amended plans for the conversion of the former Sawyers Arms.

**1094/17/18 ANY OTHER BUSINESS**

None.

**1095/17/18 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 7.13pm

Signed .....

Dated .....

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA <a href="#">0200</a> & <a href="#">0201</a>	<b>Shakespeare Inn, 78 Highgate, Kendal</b> External alterations including new external fire escape stair, smoking shelter and alterations to front elevation at basement level together with internal alterations to refurbish the licensed premise throughout (Revised scheme (fire escape) SL/2017/1127)	04.04.2018	<b>Approve</b>
2	FPA <a href="#">0199</a>	<b>18 Highgate, Kendal</b> Repairs and alterations, including installation of internal staircase to provide access to first floor offices, minor internal alterations, replacement roof to rear with new slates and installation of rooflights and works to internal timber trusses	04.04.2018	<b>Approve</b> Providing materials are appropriate for a Conservation Area
3	FPA <a href="#">0196</a>	<b>66 Buttermere Drive, Kendal</b> First floor extension over existing garage and single storey rear extension	04.04.2018	<b>Approve</b>
4	FPA <a href="#">1063</a>	<b>4 Printers Croft, Entry Lane, Kendal</b> Installation of replacement UPVC window frames and patio doors	13.04.2018	<b>Refuse</b> Inappropriate materials in a Conservation Area
5	FPA <a href="#">0238</a>	<b>1 Langdale Crescent, Kendal</b> First floor extension over existing side extension, single storey front extension	17.04.2018	<b>Approve</b>
6	FPA <a href="#">0230</a>	<b>41 High Garth, Kendal</b> Replacement front porch	17.04.2018	<b>Approve</b>

**ADDITIONAL NOTES:****Shakespeare Inn, 78 Highgate, Kendal (Ref SL/2018/0076 & 0074)****Various illuminated and non-illuminated signs.**

Members raised a previous application which had been considered at the Planning Committee meeting held on 19<sup>th</sup> February 2018. Concern had been noted in respect of the proposal to block off the top of the arch. Members had felt this would affect the character of a building in a Conservation Area. Councillor A Robinson proposed that Councillor J Robinson be granted delegated powers to contact SLDC and make further enquires in this respect. This was seconded by Councillor Oldham and carried unanimously.