# KENDAL TOWN COUNCIL

## Planning Committee

### Monday 17th September 2018 at 6.00 p.m.
### in the SLDC Chairman's Room, the Town Hall, Kendal

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|---|---|
| **PRESENT** | Councillors Douglas Rathbone (Chair), Alvin Finch (Vice Chair & Deputy Mayor), Dave Miles, Michele Miles, Jonathan Cornthwaite, Pat Gibson, Susanne Long and Graham Vincent |
| **APOLOGIES** | None |
| **OFFICERS** | Nicky King (Council Secretary) |

**319/18/19**      **PUBLIC PARTICIPATION**

None.

**320/18/19**      **DECLARATIONS OF INTEREST**

Councillors Vincent and Finch declared an other registrable interest in respect of the proposals at K Village, being SLDC Councillors for that Ward.

**321/18/19**      **MINUTES OF MEETING HELD ON 3RD SEPTEMBER 2018**

Members considered the minutes of the Committee meeting held on 3rd September 2018.

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

**RESOLVED**      That the minutes of the meeting held on 3rd September 2018 be accepted as a correct record, and signed by the Chair.

**322/18/19**      **MATTERS ARISING**

None.

**323/18/19**      **ANY OTHER BUSINESS**

The Chair informed Members that David Cooper no longer worked for SLDC and he was trying to establish a new contact.

Councillors Rathbone, Cornthwaite and Long had attended the new member training event organised by CALC. Councillor Finch was unable to attend the experienced member event on 19th September and it was noted that there may be a space available.

**324/18/19**      **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 7.10pm

Signed         ………………………………………………………………

Dated          ………………………………………………………………

| No. | App No./ Type | Address/ Proposed Development | Comments To SLDC | Observations/ Recommendations |
|---|---|---|---|---|
| 1 | FPA 0667 | **17 Silverdale Drive, Kendal**<br><br>Single storey side extension and extension to porch | 25.09.2018 | **Approve** |
| 2 | FPA 0707 | **K Village, 1 Riverside Place, Lound Road, Kendal**<br><br>Part redevelopment of existing building (via change of use, occupation of redundant plant space and conversion / extension of roof space) to provide 69 bedroom hotel (Class C1), 88 one-bedroom apartments (Class C3), office space (Class B1) and flexible retail / office space (Classes A1, A2, A3 and B1) with external alterations to existing elevations and internal courtyard space | 26.09.2018 | **Approve**<br><br>*See notes below. |

## K Village, 1 Riverside Place, Lound Road, Kendal - SL/2018/0707

Committee considered the proposals and commented as follows:

Whole scheme

There was general support for the proposals from the Committee, who considered it to be a good, sustainable solution to the current situation at K Village. It would be beneficial both economically (creating new jobs) and socially (good for residents of the area). Cllr Rathbone summed up that the committee felt this was a great opportunity to provide affordable accommodation, fulfil the need for new modern office space & enhance the provision of room for visitors to Kendal & to turn it into a successful location to the benefit of the whole town. **Members were supportive of the scheme and were keen to see it succeed.**

Councillor Finch queried the War Memorial. Councillor Vincent said SLDC would try and link this with the owner of the property. **Members agreed the integrity of the war memorial needed to be retained.**

**The need to check whether the EA Flood Defence Permit has been obtained (if required) was highlighted.**

It was noted that a consultation event had been held and no complaints had been received. Committee were grateful for the pre-application consultation afforded.

Ground Floor

The issue of potential flood risk was discussed. It was noted that the EA are satisfied with the protection against potential flood damage and there is no increased risk arising from the proposed development. **Committee were keen to ensure strict adherence to EA measures to mitigate flood risk.**

Access along the Riverside was raised and whether this would be closed during the works. The possible impact on Terrazzo and nearby residents was considered. **Members agreed that if the riverside footpath had to be closed there should be a condition that it be opened again once the work is complete.**

First Floor

The location of windows was considered. **Members were concerned to ensure the proposals are not unneighbourly for residents on Lound Road.**

General

Parking

It was noted there would be an increase from the current number of parking spaces from 417 to 419. The potential impact for nearby residents in terms of parking was raised. Councillor Finch pointed out that residents of Lound Road had raised concern about parking in the area when proposals by Network Grid on Parkside Road were publicised. **Committee agreed that SLDC should come forward or agree to with a system of free parking for users of the hotel, residents and offices. This is in order to ensure it does not result in parking congestion and resulting problems for residents in the surrounding area.**

One bedroom flats

The Chair explained that Councillor Rowley had given his opinion there should be a mix of flats rather than all one bedroom, to enable a more balanced community. Councillor Long commented that the one bedroom flats had been included for a reason; to offer low cost housing. **Following discussion, Committee agreed that they welcomed the affordable nature of the accommodation as it meets the objective of more affordable housing in Kendal.**

Kendal Swifts

**Committee agreed that it was important to include swift bricks.** Members felt it was an excellent opportunity to provide permanent nesting sites under the eaves and fulfil an objective as a Council to, wherever possible, make nesting sites and increase the natural habitat. It was noted that this would result in a net gain for biodiversity.

Construction Management Plan

Committee noted the Management Plan and commented that it appears acceptable for residents.