

KENDAL TOWN COUNCIL

Planning Committee

Monday 1st October 2018 at 6.00 p.m.
in the SLDC Chairman's Room, the Town Hall, Kendal

- PRESENT** Councillors Douglas Rathbone (Chair), Alvin Finch (Vice Chair & Deputy Mayor), Jonathan Cornthwaite, Pat Gibson and Susanne Long
- APOLOGIES** Councillors Vincent, Dave Miles and Michele Miles
- OFFICERS** Nicky King (Council Secretary)
- 367/18/19 PUBLIC PARTICIPATION**
- None.
- 368/18/19 DECLARATIONS OF INTEREST**
- Councillor Rathbone declared an interest in respect of 133 Helmside Road, Oxenholme (item 3 on Appendix 1). The owner of the property is known to him.
- 369/18/19 MINUTES OF MEETING HELD ON 17TH SEPTEMBER 2018**
- Members considered the minutes of the Committee meeting held on 17th September 2018.
- Councillor Vincent proposed that the minutes be accepted as a correct record. This was seconded by Councillor Gibson and carried unanimously.
- RESOLVED** That the minutes of the meeting held on 17th September 2018 be accepted as a correct record, and signed by the Chair.
- 370/18/19 MATTERS ARISING**
- None.
- 371/18/19 ANY OTHER BUSINESS**
- It was observed that items 6 and 7 on Appendix 1 involve replacement UPVC windows in a Conservation Area. Members continue to note with disappointment the watering down of the stipulations in the Planning Guidance – Replacement Windows & Doors SLDC brochure on the use of natural materials for replacement windows and doors in Kendal Conservation Area. Committee agreed to look at applications on a case by case basis.
- Councillor Rathbone advised that he is still pursuing his enquiry with SLDC Planning Department in this respect and for overall liaison and training with them.

372/18/19

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 7.21pm

Signed

Dated

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA 0695	67 Burneside Road, Kendal Single storey side extension and two storey rear extension	02.10.2018	No objection Provided not unneighbourly
2	FPA 0326	Land to the South of M D Laundry Machines, Parkside Road, Kendal Variation of condition 2 (approved plans) attached to planning permission SL/2014/1178 (Construction of employment unit (use classes B1 and B8))	02.10.2018	No objection
3	FPA 0763	133 Helmside Road, Oxenholme, Kendal Two storey replacement detached garage/workshop	02.10.2018	No objection
4	FPA 0011	Land West of Oxenholme Road, Kendal Erection of 49 dwellings (Phases 3 and 4) (resubmission of SL/2016/0988)	02.10.2018	No objection * See notes below
5	FPA 0757	142 Windermere Road, Kendal Single storey side extension	05.10.2018	No objection
6	FPA 0774	21 Rydal Mount, Kendal Demolish garage and replace with single storey side extension	08.10.2018	No objection
7	FPA 0656	3 Benson Green, Kendal Replace first floor rear window in upvc	15.10.2018	No objection

Land West of Oxenholme Road, Kendal (SL/2018/0011)

Councillor Rathbone noted that the application site is in his Ward and is close to where he resides. He has been in touch with local residents to seek their views of the development and explained the various opinions raised.

One concern related to a change of one particular house style since the original planning application and Appeal. This has resulted in alterations to the orientation and the houses being positioned higher. There is now an overlooking issue as one elevation has turned around and what would have been a small frosted window is now a large bedroom window looking into another property's bedroom window. There could be a loss of privacy and light as a result of this change. Whether the distance between the 2 properties is sufficient on a plot which is sloping land is also of concern and needs to be confirmed on sloping land rather than a flat site.

The issue of water run-off and flood attenuation was discussed. Councillor Rathbone positively noted Oakmere's engagement with some residents, especially those in Blencathra

Gardens. Committee wanted to ensure flood measures are continuing in line with advice from the EA, CCC (as Lead Local Flood Authority) and other organisations for phases 3 and 4, together with rigorous enforcement of flood alleviation measures as has already been addressed this year. This, together with confirmation that suitable work has been undertaken, should be with respect to flood attenuation work for both the Strawberry Fields site and run-off affecting the Oaks estate.

In summary, Committee support the application but strongly urge SLDC Planning Committee to address the detail of residents comments already made. Concerns that the changed layout and density do not result in loss of amenity, light or privacy for residents should also be taken into account.

SLDC should address the following:

- 1. Are the properties too close together as a result of the changed style and are they unneighbourly?**
- 2. Residents' comments already made with regard to flood attenuation, density and changes in the design of properties, particularly with regard to privacy.**
- 3. Ensure confirmation of work undertaken in line with flood attenuation in the future.**