

KENDAL TOWN COUNCIL

Planning Committee

Monday 15th October 2018 at 6.30 p.m.
in the SLDC Chairman's Room, the Town Hall, Kendal

- PRESENT** Councillors Douglas Rathbone (Chair), Dave Miles, Michele Miles, Jonathan Cornthwaite, Pat Gibson and Susanne Long
- APOLOGIES** Alvin Finch (Vice Chair & Deputy Mayor)
- OFFICERS** Nicky King (Council Secretary)
- 409/18/19 PUBLIC PARTICIPATION**
- None.
- 410/18/19 DECLARATIONS OF INTEREST**
- Councillor Rathbone declared an interest in respect of applications 1 and 2 on Appendix 1 relating to car parking proposals in Oxenholme. He has been made aware of these applications as they are in his Ward.
- 411/18/19 MINUTES OF MEETING HELD ON 1ST OCTOBER 2018**
- Members considered the minutes of the Committee meeting held on 1st October 2018.
- Councillor Gibson 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 1st October 2018 be accepted as a correct record, and signed by the Chair.
- 412/18/19 MATTERS ARISING**
- None.
- 413/18/19 ANY OTHER BUSINESS**
- 414/18/19 Minutes of Planning Committee Meeting held 17th September 2018**
- It was noted that Councillor Rowley had commented on the minutes of the Planning Committee meeting held on 17th September 2018 at the October meeting of full Council (Minute Ref 381/18/19). Whilst this had not been the intention, he felt the minutes implied he was against low cost housing and remarked this was not the case. His intention was to say that, to create a community, there should be more than merely one bedroom flats included.
- Councillor Long had also commented on the term 'affordable' homes. She clarified the intention to make the properties more accessible to

young people, rather than call them affordable homes.

415/18/19

Councillor Cornthwaite proposed Committee adopt the phrases ‘No objections’ and ‘Objections’ for recording observations and recommendations in Appendix 1. This was agreed by all those present.

RESOLVED

That the phrases ‘No objections’ and ‘Objections’ be used for recording observations and recommendations in Appendix 1

416/18/19

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 7.30pm

Signed

Dated

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA 0793	Oxenholme House, Helmside Road, Oxenholme Extension to existing car park	19.10.2018	No objections *see notes below
2	FPA 0675	Land Adjacent to Oxenholme Railway Station Electricity Sub Station, Oxenholme, Kendal Change of use of agricultural land to form a new private car park with footpath access to Oxenholme railway station platform	22.10.2018	No objections *see notes below
3	FPA 0797	Ye Olde Fleece Inn, 14 Highgate, Kendal Internal alterations & refurbishment	22.10.2018	No objections
4	FPA 0767	Riflemans Arms, 4-6 Greenside, Kendal Replacement illuminated and non-illuminated signs	22.10.2018	No objections
5	FPA 0803	15-17 Stricklandgate, Kendal Repairs to shopfront and refurbishment/re-painting to shopfront and existing signs	26.10.2018	No objections
6	FPA 0807	Martindale Builders, 50 Woolpack Yard, Stricklandgate, Kendal Removal of Condition 10 (Car parking passes) attached to planning permission SL/2017/1126 (Variation of Condition 2 (approved plans) attached to planning permission SL/2014/1205 (Change of Use and conversion of existing buildings and builder's yard to create 13 dwellings, including minor demolition and extension works, and other associated works)	29.10.2018	Objections *see notes below
7	FPA 0826	179 Vicarage Drive, Kendal First floor extension over existing garage	01.11.2018	No objections
8	FPA 0824	7 Long Close, Kendal Two storey side and single storey rear extensions	02.11.2018	No objections
9	FPA 0808	Websters Yard, Highgate, Kendal Slate roofing repair works including the installation of a new slate dry ridge system to the entirety of the building and slate dry verges to all verge areas	02.11.2018	No objections
10	FPA 0833	31 Underley Road, Kendal Two storey side extension	05.11.2018	No objections

Notes:**Oxenholme House, Helmside Road, Oxenholme (SL/2018/0793)**

Councillor Rathbone advised that the applicant had informed him (as local Councillor) that he would be submitting this application.

Councillor Rathbone gave Members some background information. He advised that the application stated an increase from 40 to 80 parking spaces, however the planning statement referred to 96 spaces and he was unclear which was correct (although he suspected it was 96). The Chair also highlighted that the proposals are in keeping with sustainable development in the Local Plan and Local Development Framework and furthers their aims. Committee felt that the development was of undoubted benefit to local residents given the existing parking difficulties in the immediate vicinity.

Members discussed the issue of flooding and were concerned that the development would not adversely affect pre-existing flooding issues further down the hill towards Kendal. It positively was noted that the current drainage system does not appear to be adversely affecting the Kendal side of the station and seems to be working well.

After a general discussion Members agreed they had no objections, subject to the above comments.

Land adjacent to Oxenholme Railway Station Electricity Sub Station, Oxenholme (SL/2018/0675)

In addition the difficult entrance to the private road by the lodge after the congested turn into the station approach, with difficult sight lines was noted. SLDC had previously declared the application invalid because ownership of the private road was unknown - the Chair having now been told by SLDC that it is owned by the applicant.

Committee agreed with the need for the audits requested by CCC in late August. It was noted that CCC's initial response in August, subsequent to the Committee's first view of the application, was for a road safety audit and site specific flood risk assessment to be carried out and the Committee felt these should still be required prior to a decision being made.

In addition, Members agreed they would be inclined to object to the application without permission for direct foot access to the rail platform being granted.

The adverse loss of privacy for the two residences in the station cottages was highlighted.

Committee noted the large number of neighbour responses subsequent to its comments first being submitted following the meeting on 20th August.

Martindale Builders, 50 Woolpack Yard, Stricklandgate, Kendal (SL/2018/0807)

Removal of Condition 10 - Committee objected to the removal of Condition 10 (car parking passes) due to the need for parking, as seen in the original decision to application reference SL/2017/1126. This was regardless of any presumed change in policy. Members were concerned that the existing problems with parking on Fellside would be made worse.

Variation of Condition 2 - Committee objected to the variation as planning permission SL/2014/1205 had been specifically permitted in accordance with the plans and construction, "for the avoidance of doubt and in the interest of proper planning". Members felt a case had not been made at all to vary Condition 2 to the Committee's satisfaction. This was especially true given that the original decision, above, was specifically permitted on the basis of existing approved plans.