

# KENDAL TOWN COUNCIL

## Planning Committee

**Monday 5<sup>th</sup> November 2018 at 6.30 p.m.**  
**in the SLDC Chairman's Room, the Town Hall, Kendal**

- PRESENT** Councillors Douglas Rathbone (Chair), Alvin Finch (Vice Chair & Deputy Mayor), Dave Miles, Michele Miles, Jonathan Cornthwaite, Pat Gibson and Graham Vincent
- Councillors C Rowley and S Evans were also in attendance
- APOLOGIES** Councillor Long
- OFFICERS** Hazel Belshaw (Temporary Council Secretary)
- 521/18/19 PUBLIC PARTICIPATION**  
None
- 522/18/19 DECLARATIONS OF INTEREST**  
Councillor Gibson declared an interest in the application relating to 21 Scafell Drive (SL/2018/0865) as her husband is the architect.
- Councillor Cornthwaite declared an interest in the application relating to 2 Finley Drive (SL/2018/0867) as the property is within his ward.
- 523/18/19 MINUTES OF MEETING HELD ON 15<sup>TH</sup> OCTOBER**
- Members considered the minutes of the Committee meeting held on 15<sup>th</sup> October.
- 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 15<sup>th</sup> October be accepted as a correct record, and signed by the Chair.
- 524/18/19 MATTERS ARISING**  
Councillor Rathbone advised Members that he will be meeting with SLDC Planning and invited any other interested parties to join him.
- 525/18/19 DEVELOPMENT MANAGEMENT POLICIES DEVELOPMENT PLAN DOCUMENT (DM DPD) – CONSULTATION ON MAIN MODIFICATIONS**  
Councillor Rathbone presented the Development Management Policies Development Plan and advised that he has further detail from the Town Clerk that he can pass on to Members. It was decided that as the deadline for comments is 6<sup>th</sup> December then the item would be added to the next Agenda.
- 526/18/19 ANY OTHER BUSINESS**

Councillor Rowley advised Members that he had spoken with the Planning Officer and residents with regards to the proposed development of 24 houses on land to the north of High Sparrowmire. The development is just outside the Kendal boundary although it is understood that Parishes are able to comment on developments that border their boundary. Concerns have been raised as to the potential of flooding in the area. On further investigation Cllr Rowley understood that the core strategy had decided that no more houses should be built in that area until the drainage was sorted.

Councillor Rathbone agreed the area was sodden ground and is at the end of the estate in a tranquil area. There would also be access concerns and problems from the increase of traffic. Difficult access to the area and will increase the amount of traffic. He further added that the Committee would have no objections to affordable housing but would object to the proposal as it stands at the moment, due to current and potential future risk of flooding. They would also like to highlight the access concerns and would ask that SLDC Planning look at the provision of increased access to the development as and when plans are submitted. Finally the Committee would like to be kept undated.

**527/18/19**

**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 7.28pm

Signed .....

Dated .....

No.	App No./Type	Address/Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA <a href="#">0832</a>	<b>7 Horncop Lane, Kendal</b> First floor extension and alterations to driveway	07.11.2018	<b>Objections</b>  Dominant and not in-keeping with the conservation area. Unneighbourly due to being detrimental to the right of light. Concerns also over the increased height since the last application.
2	FPA <a href="#">0838</a>	<b>Fleece Inn, 14 Highgate, Kendal</b> Replacement signs	08.11.2018	<b>No objections</b>
3	FPA <a href="#">0830</a>	<b>7 Collin Croft, Kendal</b> Installation of replacement doors	09.11.2018	<b>Objections</b>  Inappropriate use of materials within a conservation area. In line with the policy agreed with SLDC.
4	FPA <a href="#">0850</a>	<b>Bel Air, Brigsteer Road, Kendal</b> Change to ground levels to front garden to create a hard standing for parking (part retrospective)	12.11.2018	<b>Objections</b>  (see notes)
5	FPA <a href="#">0734</a>	<b>Rifleman's Arms, 4-6 Greenside, Kendal</b> Installation of replacement double glazed timber mock sash windows	15.11.2018	<b>No objections</b>
6	FPA <a href="#">0858</a>	<b>Black Swan Hotel, Allhallows Lane, Kendal</b> Change of use of public house to a single dwelling	19.11.2018	<b>No objections</b>  Good use of an existing building.
7	FPA <a href="#">0867</a>	<b>2 Finley Close, Kendal</b> Two storey side extension & single storey rear extension	19.11.2018	<b>Objections</b>  (see notes)

8	FPA <a href="#">0869</a>	<b>Nether Hall, Kendal</b> Change of use from D1 to D2 childrens indoor play area and café	19.11.2018	<b>No objections</b>  Good use of a redundant building. The Committee note the necessity to involve the Environment Agency due to the dangers of flooding from the river.
9	FPA <a href="#">0865</a>	<b>21 Scafell Drive, Kendal</b> Single story rear extension	19.11.2018	<b>No objections</b>  As long as the gable ends do not have windows so they are unduly intrusive to the neighbours.

**Notes:****SL/2018/0850**

The Committee have no objection in principle to residents improving their ability to park in their front drive but not to the detriment to the surrounding properties and feel this application is an example of this. Reduces the surrounding properties with the enjoyment of light and privacy. It is also out of keeping with the surrounding area. It was felt that is the plans had been submitted correctly objections could have been used to work on a more suitable design.

**SL/2018/0867**

The Committee have concerns on the size of the extension. It is not in-keeping with other properties in the street. It is detrimental to the privacy and right of light to the bungalow next door. They are also concerned the extension will overly increase the size of the existing property and will have a detrimental effect on the look of the street as a whole.