

# KENDAL TOWN COUNCIL

## Planning Committee

**Monday 19<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. Councillor Rowley was also present.
- APOLOGIES** Councillor Long
- OFFICERS** Amy Robinson (Interim Council Secretary)
- 565/18/19 PUBLIC PARTICIPATION**
- None
- 566/18/19 DECLARATIONS OF INTEREST**
- None
- 567/18/19 MINUTES OF MEETING HELD ON 5<sup>TH</sup> NOVEMBER 2018**
- Members considered the minutes of the Committee meeting held on 5<sup>th</sup> November 2018.
- Councillor Gibson proposed that the minutes be accepted as a correct record. This was seconded by Councillor Vincent and carried unanimously.
- RESOLVED** That the minutes of the meeting held on 5<sup>th</sup> November be accepted as a correct record, and signed by the Chair.
- MATTERS ARISING**
- 568/18/19 Discussion with SLDC Planning Department**
- The Chair reported that he had had a discussion with SLDC Planning Department relating to the Planning Committee's role in making recommendations on planning applications. The Chair described this as a positive meeting with the offer of future training being provided by SLDC to members. The Chair encouraged the Committee to contribute suggestions for any training that they would find helpful.
- The Chair had asked SLDC for guidance on what can and cannot be considered as a material consideration when looking at a planning application. A list of key considerations has been provided by SLDC of which the Chair distributed a number of copies to the committee. It was agreed that a copy will be sent to all members and the Town Clerk will be asked to provide laminated copies for use during Planning Meetings.
- RESOLVED** That the Town Clerk will laminate a copy of SLDC's planning considerations list and make these available to Planning Committee meetings. A copy will also be attached to the minutes.
- 569/18/19 DEVELOPMENT MANAGEMENT POLICIES DEVELOPMENT PLAN DOCUMENT (DM DPD) – CONSULTATION ON MAIN MODIFICATIONS (REF 525/18/19)**

The Chair commented that these appeared to be positive amendments which tightened up protections. Councillor Rowley asked, as a non-committee Councillor, given the size of the document and time needed to digest this, whether further feedback could be offered at the 3<sup>rd</sup> December Committee meeting. Members expressed concern about capacity at the next Committee meeting, the fact that this item had already been held back for one meeting for precisely that purpose and that committees did not take such externally called witnesses. It was noted to Councillor Rowley that he and his own consultees could present an independent response to the consultation.

It was agreed that the Chair will write to SLDC noting the Committees general approval of modifications.

**RESOLVED**

**The Chair will submit comment as above.**

**570/18/19**

**PLANNING INSPECTORS DECISION SL/2017/1086 – 3 HIGH PARK HOUSE, CONVERSION OF GARAGE TO DWELLING**

Committee noted the Planning Inspectors decision.

**571/18/19**

**ANY OTHER BUSINESS**

None

**572/18/19**

**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 7.20pm

Signed .....

Dated .....

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA <a href="#">0868</a>	<b>73 Bellingham Road, Kendal</b> Demolition of detached garage and erection of single storey front and side extension	21.11.2018	<b>No objections</b>
2	FPA <a href="#">0880</a>	<b>Unit 6 South Lakeland Retail Park, Queen Katherines Avenue, Kendal</b> Window vinyls and illuminated fascia sign	22.11.2018	<b>No objections</b>
3	FPA <a href="#">0882</a>	<b>22 Highgate, Kendal</b> Illuminated aluminium fascia sign	22.11.2018	<b>No objections</b>
4	FPA <a href="#">0886</a>	<b>42 Wattsfield Road, Kendal</b> Erection of detached timber summer house	01.12.2018	<b>Objections</b> *See notes below
5	FPA <a href="#">0806</a>	<b>Land at High Sparrowmire, Kendal</b> Hybrid application for the erection of 24 affordable (Paper copy will be brought to meeting)	20.11.18 Extended from 08.11.18	<b>Objections</b> *See notes below

\*Committee considered the proposals and commented as follows:

#### **42 Wattsfield Road, Kendal (SL/2018/0886)**

The Committee considered the scale and dominance of the proposal to be over-intense and out of keeping with the area. The Committee questioned the intended use of the 'summer house' and expressed severe concerns that the intention may be for use as a commercial enterprise or for additional domestic dwelling; suggested by its size, layout and proposed materials (including double glazing). The Committee strongly urge SLDC to refuse permission on the basis of appearance and design of development. If permission granted, the Committee would request confirmation of controls and enforcement of its end use.

#### **Land at High Sparrowmire, Kendal (SL/2018/0886)**

Members noted that this was the second time this proposal had been discussed at Planning Committee and include comments relating to objections and for reference, previous comments made during Planning Committee 05/11/18.

Councillors noted that while United Utilities had made changes to drainage plans members did not feel these addressed key issues and expressed strong concern that with the existing Hallgarth system at capacity, the addition of foul water drainage into existing drains, risks causing a log jam of water with problems higher up the estate. Members note concern that existing flooding issues on Hallgarth have not been addressed by United Utilities and that these should be resolved before additional capacity be expected of the drainage system. The Committee would welcome a representative of United Utilities to discuss these concerns or at least these to be specifically addressed.

Due to concerns relating to the robustness of drainage plans, the Committee request confirmation from the lead flood authority as to the viability of United Utilities figures.

**Planning Committee 5<sup>th</sup> November 2018 (526/18/19)**

*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.*

**Summary of Information, Resolutions and Recommendations to Council**

<b>Min</b>	<b>Subject</b>	<b>Information/Resolution/Recommendation to Council</b>	
<b>568/18/19</b>	<b>Discussion with SLDC Planning Department</b>	<b>RES</b>	That the Town Clerk will laminate a copy of SLDC's planning considerations list and make these available to Planning Committee meetings. A copy will also be attached to the minutes.
<b>569/18/19</b>	<b>Development management policies development plan document (DM DPD). Consultation on main modifications (REF 525/18/19)</b>	<b>RES</b>	The Chair will write to SLDC noting the Committees general approval of modifications.