

Kendal Town Council

Town Hall, Highgate, Kendal LA9 4ED
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Minutes of a meeting of the Planning Committee held on Tuesday, 2 May 2023, at 6.30 p.m., in the Council Chamber at the Town Hall, Highgate, Kendal.

Cllr A Campbell	Apologies	Cllr A Finch	Present
Cllr J Cornthwaite	Present	Cllr H Ladhams (Vice-Chair)	Present *
Cllr L Edwards	Present	Cllr D Miles	Present
Cllr D Evans	Apologies	Cllr D Rathbone (Chair)	Present

* Arrived at 6.32 p.m., prior to consideration of Agenda Item No.4 (Minutes of the Previous Meeting), Minute No.P181/2022 below.

In Attendance: Chris Bagshaw (Town Clerk) and Inge Booth (Democratic Services Assistant).

P178/2022 Apologies

Apologies for absence were received and accepted from Cllrs A Campbell and D Evans.

The Committee was furthermore advised that Cllr Evans had also regretfully resigned from the Committee with immediate effect due to work commitments.

P179/2022 Declarations of Interest

No declarations of interest were raised.

P180/2022 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P181/2022 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes of the previous meeting of the Planning Committee held on 17 April 2023 and to authorise the Chair to sign them as a true record.

P182/2022 Minute Action Sheet

The Committee considered a report on actions taken by officers on resolutions or recommendations made at previous meetings.

P175/2022 (Kendal Town Council Flood Relief Scheme Working Group) – The Town Clerk provided an update with regard to the field and horses which had been discussed under this item. He informed Members that, further to involvement from other organisations and following consultation with the Mayor and the Chair of the Management Committee, the Licensee had been advised that he could keep two horses on the land until the end of May 2023, at which point they would be removed together with other items.

Resolved: To note the actions taken by officers on resolutions or recommendations made at previous meetings.

P183/2022 Planning Process and Issues

There was nothing to report under this item.

P184/2022 Kendal Town Council Flood Relief Scheme Working Group

Cllr J Cornthwaite, Chair of the Kendal Town Council Flood Relief Scheme Working Group, presented the notes of the meeting of the Working Group held on 4 April 2023. He also informed Members that the next meeting of the Group was scheduled to be held at 6.30 p.m. on Wednesday, 14 June 2023. In response to a query, he explained that it was possible to get by Mint Bridge around by Shap Road to Morrisons. In response to a question regarding progress regarding Gooseholme Bridge and access problems, Cllr Cornthwaite informed Members that a meeting was due shortly to take place involving Westmorland and Furness Cllr P Thornton, Local Members and residents. The need to consider input by the Town Council was raised.

Resolved: To receive the notes of the meeting of the Kendal Town Council Flood Relief Scheme Working Group held on 4 April 2023.

Resolved: To note the verbal update.

P185/2022 Responding to Planning Applications – Draft Notes for Guidance April 2023

The Committee considered a draft set of notes for guidance in considering planning applications.

The Chair pointed out that this remained a work in progress and that this was a living document which would change over time. Now, he felt, was the time for the Committee to consider the format and whether any improvements could be made. He drew attention to the need for the inclusion of numbers in relation to, for example, the National Planning Policy Framework and the Local Plan, and also suggested the need for a tick list in relation to large development around, for example, the amount of green space required. He pointed out the fact that the Committee would have two new Members in 2023/24 and that the document could be used as a training tool in this regard.

The Town Clerk explained that from this document, simplified checklists including finer details could be produced, from which relevant phrases could be picked during consideration of planning applications.

Also suggested was the need to attach to the guidance notes the existing document, "What are Material Planning Considerations." The importance of keeping the information as simple as possible was stressed.

The Chair encouraged Members to write to the Town Clerk with any other suggestions.

Resolved: To accept the draft set of notes for guidance in considering planning applications and to include the information raised during discussion and outlined above.

P186/2022 Planning Applications

The Committee considered the Planning Applications shown in Appendix 1 to these minutes.

Resolved: To submit the recommendations in Appendix 1 to these minutes to the Planning Authority.

The meeting closed at 7.12 p.m.

Kendal Town Council

Responses from Planning Committee: 2 May 2023

Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
1	SL/2023/0309	Unit 1 Lake District Business Park, Mint Bridge Road, Kendal Erection of ready to feed milk (RTF) building (Revised scheme SL/2022/0763)	Mintsfeet	12 May	No Material Objections provided that the Environment Agency's request for an acceptable Flood Risk Assessment is submitted and agreed and that the potential variation in the Environmental Permit is also agreed and new equipment is subject to Best Available Technique standards under the 2016 Regulations. The Committee welcomes this application as beneficial to the Town's economy and necessary for the expansion of the business.
2	SL/2023/0316	3 Longpool, Kendal Replacement front windows and door	Mintsfeet / Nether	8 May	No Material Objections provided that the materials used are sympathetic to the Conservation Area. The Committee also wishes to ensure that there is no loss of access to the public footpath whilst works are carried out.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
3	SL/2023/0283	32 Moore Field Close, Kendal New porch, rear extension & deck, solar panels, external wall insulation, external storage & shed (Part retrospective)	Strickland	9 May	Recommend Refusal on the basis of overlooking and loss of privacy on the neighbouring property as a result of the cantilevered decking and car port/balcony. In addition, the Committee feels that the external cladding is out of keeping in the immediate area. Also, it is felt that this application would result in overdevelopment of the site. The Committee also expresses disappointment that this is a part retrospective application.
4	SL/2023/0323	Land Off Brigsteer Road, Kendal New means of enclosure around approved SuDS pond and in respect of plots 1 to 3, 11, 12, 17, 20 to 24, 37, 51, 52, 65, 71 to 75; and (2) modifications to embankment and boundary treatment in respect of plot 10	Highgate	11 May	No Material Objections provided that the changes are not felt to be detrimental to the current agreement to build affordable homes.
5	SL/2023/0197	Pizzeria Italia, 9 Allhallows Lane, Kendal Variation of conditions 2 (opening hours) attached to planning permission SL/2008/0514 (Retrospective)	Fell	15 May	Recommend Refusal on the basis of unwarranted noise, increased instances of waste and anti-social behaviour in this area. Any positive decision should be dependent on comments from the Police and Licensing Authorities. The Committee also expresses disappointment that this is a retrospective application.