**Kendal Town Council**

Responses from Planning Committee: 7 November 2022

**Appendix 1**

| No. | App No./Type | Address/Proposed Development | Parish Ward | Comments to SLDC | Observations/Recommendations |
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| 1 | [SL/2022/0928](https://documents.southlakeland.gov.uk/PublicAccess_Live/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=SL/2022/0928) | **18 Littledale, Kendal**  Two storey rear extension | Castle | 7 November | **No Material Objections** provided that there is a contribution to net biodiversity gain. |
| 2 | [SL/2022/0852](https://documents.southlakeland.gov.uk/PublicAccess_Live/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=SL/2022/0852) | **25 Dunmail Drive, Kendal**  Extension to existing front dormer to full width & full width rear dormer | Heron Hill | 9 November | **Material Objections** as the rear “dormer” is out of keeping with the character of the area due to its size and dominance and overlooks the neighbouring property. The Committee, however, has no formal objections to the front dormer. |
| 3 | [SL/2022/0923](https://documents.southlakeland.gov.uk/PublicAccess_Live/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=SL/2022/0923)  &  [SL/2022/0924](https://documents.southlakeland.gov.uk/PublicAccess_Live/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=SL/2022/0924) | **Abbot Hall, Kirkland, Kendal**  New signage | Highgate | 9 November | ***Note – During consideration of this planning application, Cllr A Finch explained that he was carrying out work within the building as a sub contractor, however, was advised by the Town Clerk that he had no interest to declare.***  **Material Objections** due to the number of signs, their colour and typeface, which are not in keeping with the area. The Committee, however, supports the applicant’s wishes to advertise the cultural site in the best possible manner, but feels this application is not suitable for the above reasons. |
| 4 | [SL/2022/0926](https://documents.southlakeland.gov.uk/PublicAccess_Live/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=SL/2022/0926) | **The Orchard adjacent Larch Howe, Brigsteer Road, Kendal**  Erection of single dwelling (Resubmission of expired planning permission SL/2018/0846) | Highgate | 10 November | **No Material Objections** provided that the following are addressed:-   * Arboricultural Impact Assessment required and will need to be fully assessed following submission. * The Committee did not feel that this application fully addressed the issues raised subsequent to the reply from the lead Flood Authority. * The Committee requires compliance with conditions 5 and 6 of the original application. * United Utilities surface water drainage requirements are to be adhered to in compliance with the relevant clause. * Works on the access down the unadopted lane will require confirmation of access permission and adherence to the previous condition 9. * Construction plan to take full account of the proximity of neighbouring properties. * There appears to be insufficient attention to achieve the required net biodiversity gain and this application is not acceptable under Policy DM4. |
| 5 | [PN/2022/0130](https://documents.southlakeland.gov.uk/PublicAccess_Live/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=PN/2022/0130) | **Jenkin Cragg Farm, Fowl Ing Lane, Kendal**  Application to determine if prior approval is required for a proposed telecommunications mast, antennas and ancillary development  - Schedule 2, Part 16, Class A | Nether | 21 November | **Material Objections** Any subsequent approval should address the question of whether the proposal can be moved to reduce unnecessary damage to biodiversity. The Committee questioned whether the development’s positioning needed to be precisely where is, in such close proximity to a tree resulting in removal of part of that tree. Neither District Ward Councillors (Kendal East) or Town Councillor Ward Members (Kendal Nether) were notified of the application and therefore, the Town Council is unable to make any comment in favour of the application. Please re-apply once this has been actioned. |
| 6 | [SL/2022/0947](https://documents.southlakeland.gov.uk/PublicAccess_Live/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=SL/2022/0947) | **30 Copperfield Lane, Kendal**  Two storey side extension and single storey rear and side extension (Resubmission SL/2022/0157) | Nether | 21 November | **No Material Objections** despite the scale and dominance of the proposal in the area. However, any agreement must be on the basis of sufficient net biodiversity to replace an increase in the amount of garden lost. Requiring a bird box is not sufficient or acceptable in Policy DM4. The Town Council repeats its request for significant planting to be actioned to mitigate this severe loss. Questions are raised with regard to the accuracy of the Flood Risk Assessment and the Committee looks to additional provision for soakaway and mains sewer connection as this is not seemingly sufficient. |
| 7 | [SL/2022/0952](https://documents.southlakeland.gov.uk/PublicAccess_Live/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=SL/2022/0952) | **22 Collin Croft, Kendal**  Replacement of part glazed doors with new painted timber French doors at first and second floor level to Beast Banks elevation. Addition of metal railings as balustrade to doors. Under-drawing of first floor soffit with fire resisting board and decorative facing of painted T & G boarding | Highgate | 21 November | **No Material Objections** assuming that the Conservation Officer is content with the proposal. |
| 8 | [SL/2022/0962](https://documents.southlakeland.gov.uk/PublicAccess_Live/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=SL/2022/0962) | **75 Sandylands Road, Kendal**  Demolish existing prefab garage and replace with a larger flat roofed garage/workshop | Nether | 21 November | **No Material Objections** provided that there is a contribution to net biodiversity gain. |
| 9 | [SL/2022/0921](https://documents.southlakeland.gov.uk/PublicAccess_Live/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=SL/2022/0921) | **Land at Brigsteer Road (Phase 3)**  Erection of 24 dwellings with associated vehicular access, roads and footways, hard and soft landscaping, drainage and other associated works MAJOR  *(consideration deferred at the last meeting)* | Highgate | 10 November | **No Material Objections** but before agreement various issues must be amended to make this site acceptable within the terms of the Local Plan site allocation.  The Committee would draw attention to the letter submitted by the residents of 33 Cedar Grove and would reiterate the comments contained within that letter.  The Committee has concerns regarding the density of the build on this site for this phase of the development, the fact that this is an over-crowded site with insufficient parking, with insufficient gardens and virtually non-existent green spaces.  There is inadequate non-vehicular access, footpaths and pavements both within the site and for non-motor vehicle transport to the town, and the transport plan for the site as a whole is not consistent with both lived experience and the density of build which does not allow for safe foot passage. This inconsistency creates more adverse effects as the development goes through its successive phases. This can and should be addressed and solved by a more realistic transport plan which addresses the need and desirability for increased foot traffic in a realistic and safe manner and in conformity with government and council policy.  Suitable soakaway data needs to be provided as it does not currently prove that it conforms to NPPF requirements. The lack of adequate amount of surface permeability does not conform with either guidelines or the internal arguments provided within the appended report. The report comments on this lack yet does not provide an answeer to the need. This discrepancy must be addressed, seemingly by increasing that amount of permeable surface within this phase of the development. There does appear to be inadequate drainage capacity for completed phases of the development that needs to be addressed in synch with this matter.  There appears to be a need for a separate foul water system for this phase, which has seemingly not been included in the plans, to conform to the CCC guidance.  There appears to be little or no lead being taken to address any environmental issues resulting from the building of such a development, whether they be the opportunity to build in pv panels, heat exchangers, sufficient EV chargers, and other common initiatives rather than requiring purchasers to retro-fit any additions to the properties.  There is a lack of green space as mentioned earlier owing to the density of housing together with an almost complete silence in attempting to address the large-scale loss of biodiversity, not salved by off-site measures. This loss in biodiversity is exacerbated by the unnecessary grubbing out of hedgerows and insufficient planting of immature trees. This results in a substantial loss of biodiversity on site which has a detrimental effect on wildlife corridors in this part of the edge of town.  This lack of environmental sustainability of the site that does not conform to the aims of the existing Local Plan, SLDC's stated policies for health and environmental aims of sustainability nor any semblance of net biodiversity gain.  Finally, the committee wishes to draw attention to its comments originally given on the start of this development and it believes any agreement should still be checked back against. Copies are available from the Town Council.  All of these points can be addressed to provide a standard of development that conforms with policy and that Kendal needs for the future. The committee looks forward to them being resolved adequately for an agreement to be able to be given to this specific application on the site |

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| 10 | [5/22/9008](https://planning.cumbria.gov.uk/Planning/Display/5/22/9008) | **Fire Service Equipment Storage Facility (former Archives Store Building Site), Busher Walk, Kendal, LA9 4RQ**  Section 73 application to vary conditions 2 and 3, and remove conditions 1, 4 and 7, of planning permission Ref. 5/19/9011 in order to retain the existing temporary facility until 4 December 2023 | Fell/Strickland | 10 November | **No Material Objections**, however, the Committee expresses disappointment that no adequate solution had been found by the original deadline. |