

# Kendal Town Council

Town Hall, Highgate, Kendal LA9 4ED  
www.kendaltowncouncil.gov.uk



30 May 2023

To Members of the Planning Committee

Cllr A Campbell	Cllr A Finch
Cllr J Cornthwaite	Cllr H Ladhams (Vice-Chair)
Cllr L Edwards	Cllr R Edwards
Cllr D Miles	Cllr D Rathbone (Chair)

You are summoned to a meeting of Kendal Town Council Planning Committee on **Monday, 5 June 2023, at 6.30 p.m.** in the Council Chamber at the Town Hall, Highgate, Kendal.

**(Distributed to other Members of the Council for information only.)**

Yours faithfully

A handwritten signature in black ink, appearing to be 'CB' with a long horizontal stroke extending to the right.

Chris Bagshaw  
Town Clerk

## AGENDA

### Public Participation

Any member of the public who wishes to ask a question, make representations or present a deputation or petition at this meeting should apply to do so before the commencement of the meeting. Information on how to make the application is available on the Council's Website - <http://www.kendaltowncouncil.gov.uk/kendal-town-council/statutory-information/guidance-on-public-participation-at-kendal-town-council-meetings/> or by contacting the Town Clerk on 01539 793490.

1. **Apologies**  
To receive and accept any apologies. If accepted, apologies will be considered to be for reasons approved by the council under the terms of the Local Government Act 1972, s85.
2. **Declarations of Interest**  
To receive declarations by members and/or co-optees of interests in respect of items on this agenda.
3. **Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)**  
To consider whether there are any agenda items during consideration of which the press and public should be excluded.

**4. Minutes from the Last Meeting**

To receive the minutes of the meeting held on 15 May 2023, and to authorise the Chair to sign them as a true record (see attached).

**5. Minute Action Sheet**

To consider a report on actions taken by officers on resolutions or recommendations made at previous meetings (see attached).

**6. Planning Process and Issues**

To consider any planning process or related issues arising from the Council's interaction with the Planning Authorities. These may include items for reference, training, or guidance following feedback from previous applications.

**7. Kendal Town Council Flood Relief Scheme Working Group**

To receive a verbal update on the activities of the Working Group.

**8. Planning Applications**

To consider planning applications received from South Lakeland District Council and Cumbria County Council (see attached).

The Committee will consider planning applications received and published by local planning authorities up to the date of the meeting. Where the publication of the application is after the initial publication of the agenda, items will be added up to the day of the meeting where necessary to meet planning consultation timeframes. A full list of applications likely to be considered can be obtained by checking the local planning authority websites:

<https://applications.southlakeland.gov.uk/fastweb/welcome.asp>

<https://planning.cumbria.gov.uk/Search/Results>

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## Minutes of a meeting of the Planning Committee held on Monday, 15 May 2023, at 6.30 p.m., in the Council Chamber at the Town Hall, Highgate, Kendal.

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

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

### **P1/2023 Apologies**

Apologies for absence were received and accepted from Cllrs A Campbell, A Finch and D Miles.

### **P2/2023 Declarations of Interest**

No declarations of interest were raised.

### **P3/2023 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)**

No issues were considered for exclusion.

### **P4/2023 Minutes of the Previous Meeting**

**Resolved:** To receive and accept the minutes of the previous meeting of the Planning Committee held on 2 May 2023 and to authorise the Chair to sign them as a true record.

### **P5/2023 Minute Action Sheet**

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

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

### **P6/2023 Planning Process and Issues**

The Chair drew Members' attention to the fact that Westmorland and Furness Council's Development Control Committee would now be considering all planning applications which were recommended for refusal by town and parish councils.

**Resolved:** To note the verbal update.

**P7/2023 Kendal Town Council Flood Relief Scheme Working Group**

Cllr J Cornthwaite, Chair of the Kendal Town Council Flood Relief Scheme Working Group, reminded Members that the next meeting of the Group would be held virtually, commencing at 6.30 p.m. on Wednesday, 14 June 2023. He referred to recent conversations which were being pursued with the Environment Agency with regard to the Beezon Fields gap and the potential additional floodgate at Little Aynam. Cllr Cornthwaite reported that current works were going well.

**Resolved:** To note the verbal update.

**P8/2023 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 6.52 p.m.

**Kendal Town Council**

Responses from Planning Committee: 15 May 2023

**Appendix 1**

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
1	<a href="#">SL/2023/0334</a>	<p><b>Electricity North West Limited Depot, Parkside Road, Kendal</b></p> <p>Removal of existing asbestos cement pitched roof and replaced with new insulated metal pitched roof to the stores building and garage building, increasing the ridge heights approx. 350mm &amp; removal of upper floor glazing on stores elevation facing Parkside Road (north elevation) and replaced with metal cladding</p>	Castle / Kirkland	17 May	<b>No Material Objections</b>
2	<a href="#">SL/2023/0320</a>	<p><b>Ground, 4 A High Tenterfell, Kendal</b></p> <p>Replacement of 11 windows and 2 doors with UPVC</p>	Fell	17 May	Recommend <b>Refusal</b> on the grounds that the proposal would have a detrimental impact on the visual amenity of the area, particularly on what is a very visible location on the corner of a main route. This is due to the design of the windows, as outlined in the application, not being in keeping with the area.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
3	<a href="#">SL/2023/0342</a>	<b>7 Castle Riggs, Kendal</b> Single storey side extension & internal alterations to kitchen	Castle	17 May	<b>No Material Objections</b> based on the application as given, however, no agreement to be made without confirmation of provision for net biodiversity gain of at least 10% as required by DM4 and, ideally, the Committee would suggest the inclusion of, for example, a grassed roof.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
4	<a href="#">SL/2023/0349</a>	<p><b>35-55 Finkle Street, Kendal</b></p> <p>Change of use of part of 1st floor of former retail and retail storage &amp; ancillary accommodation (Use class E) to 2 flats (Use class C3)</p>	Fell	19 May	<p><b>No Material Objections</b> in principle provided that:-</p> <ul style="list-style-type: none"> <li>• The flats are within the nationally described space standards (gross internal areas) for minimum floor dimensions.</li> <li>• There is adequate separation distance in design.</li> <li>• The necessary details are provided in relation to the visual impact of windows and balconies to conform to quality of design and materials within the Kendal Conservation Area, as a non-designated heritage asset.</li> <li>• The design is sufficient for sustainable development and it provides a suitable standard of amenity for users with good design (policy and guidance based).</li> </ul> <p>It is further felt that the combined impacts of this development, details of which this Committee is not aware, should be looked at as well as this individual application.</p>
5	<a href="#">SL/2023/0354</a>	<p><b>Bottom flat 5 Mint Street, Kendal</b></p> <p>Single storey rear extension</p>	Mintsfeet	19 May	<p><b>No Material Objections</b> subject to provision for net biodiversity gain of at least 10% as required by DM4.</p>

Planning Committee - Minute Action Sheet - as at 30-05-23							
Meeting Date	Minute No.	Title	Action (Resolution)	Officer Responsible	Deadline, if any	Date Action Commenced	Comments
05/12/2022	P95/2022	Planning Process and Issues	Arrange Planning training for Members.	CB	01/04/2023	08/02/2023	Ongoing. Appropriate Training partner being sought
03/04/2023	P164/2022	Minute Action Sheet	Arrangements be made for Planning training for Members to be held after May.	CB			Arrangements being explored with RTPI
03/04/2023	P165/2022	Planning Process and Issues	To make informal enquiries of the Planning Authority on how to initiate proceedings with regard to a review of the Kendal Town Council Conservation Area.	CB	17-Apr	informal approach made. Awaiting reponse	
02/05/2023	P185/2022	Responding to Planning Applications – Draft Notes for Guidance April 2023	To accept the draft set of notes for guidance in considering planning applications and to include the information raised during discussion and outlined above.	CB			In progress



**Kendal Town Council**

Applications for Planning Committee: 5 June 2023

**Appendix 1**

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
1	<a href="#">SL/2023/0375</a>	<b>Scout Hut, Little Aynam, Kendal</b> Erection of steel palisade security fencing above approved flood defence wall to a height of 2m above dry side ground level	Mintsfeet	2 June	
2	<a href="#">SL/2023/0379</a>	<b>12 Stonecross Green, Kendal</b> Single storey rear extension & alterations	Stonecross	2 June	
3	<a href="#">SL/2023/0381</a>	<b>23 Laurel Gardens, Kendal</b> Erection of a two-storey side extension, single storey rear extension with balcony, front porch extension and rear dormer window	Strickland	2 June	
4	<a href="#">SL/2023/0384</a>	<b>10 Bluebell Close, Kendal</b> Demolition of existing rear conservatory and erection of a single storey rear extension (Part Retrospective)	Heron Hill	2 June	

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
5	<a href="#">SL/2023/0389</a>	<b>19 - 25 Highgate, Kendal</b> Removal of the defective cement mortar ribbon pointing to the front left hand side elevation and replacement with thin line lime mortar pointing. In addition, general like for like building repairs are to be carried out to the front elevation to guttering, window mastics, render masonry painting (Part Retrospective)	Fell	5 June	
6	<a href="#">SL/2023/0393</a>	<b>4 Howard Street, Kendal</b> Single storey rear extension	Kirkland	5 June	
7	<a href="#">SL/2023/0365</a>	<b>77 Kendal Parks Road, Kendal</b> Detached 2 storey ancillary extension	Heron Hill	5 June	
8	<a href="#">SL/2023/0404</a>	<b>9 Hawesmead Avenue, Kendal</b> Single storey rear extension	Stonecross	12 June	
9	<a href="#">SL/2023/0397</a> & <a href="#">SL/2023/0405</a>	<b>Parklands, Parkside Road, Kendal</b> New summerhouse, garden sheds, gates and fences	Nether	12 June	

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
10	<a href="#">SL/2023/0090</a>	<p><b>Land off Brigsteer Road, Brigsteer Road, Kendal</b></p> <p>Variation of condition 2 (approved plans) attached to planning permission SL/2020/0783 (Erection of 88 dwellings and associated works) to: (1) amend plots 60 to 69; (2) amend the boundary treatment to plots 56 to 59; and (3) amend tree planting proposals adjoining highway from plots 79 to 61 (MAJOR APPLICATION)</p>	Highgate	9 June	
11	<a href="#">SL/2023/0414</a>	<p><b>129 Lingmoor Rise, Kendal</b></p> <p>Single storey rear kitchen extension</p>	Castle	16 June	