

Kendal Town Council

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



31 October 2022

To Members of the Planning Committee

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

You are summoned to a meeting of Kendal Town Council Planning Committee on **Monday, 7 November 2022, 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 'A B' followed by a long horizontal stroke.

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 17 October 2022; and to authorise the Chair to sign them as a true record (*see attached*).

5. 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.

6. Kendal Town Council Flood Relief Scheme Working Group

To receive an update on the activities of the Working Group.

7. 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, 17 October 2022, at 7.00 p.m., in the Council Chamber at the Town Hall, Kendal.

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

* Arrived at 7.15 p.m. during consideration of Agenda Item No.7 (Planning Applications) (Planning Application No.SL/2022/0865 – 12 – 14 Stricklandgate, Kendal).

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

P68/2022 Apologies

No apologies for absence had been submitted for this meeting.

P69/2022 Declarations of Interest

No declarations of interest were raised.

P70/2022 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P71/2022 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes of the previous meeting of the Planning Committee held on 3 October 2022 and to authorise the Chair to sign them as a true record.

P72/2022 Planning Process and Issues

The Town Clerk referred to Minute No.P65/2022 of the minutes of the meeting of the Committee held on 3 October 2022 where it had been resolved to develop a motion for Full Council to consider. He advised that suitable wording was still being considered and that this would be brought to the next meeting of the Planning Committee for approval prior to submission to Full Council.

Resolved: To note the verbal update.

P73/2022 Kendal Town Council Flood Relief Scheme Working Group

Cllr J Cornthwaite, Chair of the Kendal Town Council Flood Relief Scheme Working Group, informed the Committee about the familiarisation trip on 4 October 2022 to Pilkingtons in St. Helens, where the glass screens for the Flood Scheme were being made. This had been a successful visit which had provided those who attended with both assurance and knowledge of the process.

Cllr Cornthwaite further referred to the opening on 14 October 2022 of the Gooseholme Bridge which had been well attended by both Members and the public; this was another phase of the Flood Relief Scheme.

Cllr Cornthwaite informed the Committee that the Scheme was progressing well in various areas. There had, however, been feedback in relation to Clifford Terrace where some residents had had to find alternative accommodation at very short notice. It was suggested that local ward councillors should be informed of such issues as soon as possible to prevent the need for having to be reactive.

The next meeting of the Flood Relief Scheme Working Group was due to be held virtually, via Microsoft Teams, on Wednesday, 26 October 2022, at 7.00 p.m., and would be for Group members only. In response to a query, the Town Clerk explained that members of the public were not entitled to attend meetings of working groups and the Chair added that, the Flood Relief Scheme Working Group having been formed by the Planning Committee, the Group reported back to the Committee on a regular basis, which was where public scrutiny came in. It was suggested that the process could be further discussed following this meeting.

Resolved: To note the verbal update.

P74/2022 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 8.00 p.m.

Kendal Town Council

Responses from Planning Committee: 17 October 2022

Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
1	SL/2022/0856	16 Heron Close, Kendal Single story rear extension to replace existing conservatory	Heron Hill	19 October	No Material Objections provided that there is a contribution to net biodiversity gain.
2	SL/2022/0865	12 - 14 Stricklandgate, Kendal Installation of internally illuminated fascia signs and menu board	Fell	19 October	The Committee welcomes re-use of an empty shop in the Conservation Area and the largely sympathetic use of an existing site and whilst it has No Material Objections , would point out that the brightness of the lighting is appears to be excessive, is not downlit and therefore against the Dark Skies Initiative Project and any conditions should look to mitigate this.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
3	SL/2022/0858	<p>Land adjacent to Kendal United Football Club, Castle Drive, Kendal</p> <p>Creation of Sports Pitch (Junior Football) on land adjacent to Kendal United Football Club</p>	Castle	26 October	<p><i>Note - During consideration of this item, it was noted that whilst Kendal Town Council's Environment and Highways Committee had previously discussed the installation of a Pump Track in this location, Members indicated that they were not biased or predetermined in relation to this particular application.</i></p> <p>Material Objections on the grounds of neighbour objections, additional parking and traffic issues (any resubmission would need to provide additional parking for residents, visitors, players and walkers), destruction of trees (an arboricultural report is required on the effect of cutting down of trees and how this would affect net biodiversity gain) and the visual amenity of the Castle. The Committee also objects to any potential moving of the current footpath through the site. This application is not sympathetic to the retention of the amenity of the area or the ability of residents to be able to walk in the local area in line with local council policy.</p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
4	SL/2022/0843	14 Copperfield Lane Erection of a 2 metre rear extension and rebuild the garage to attach it to the main house	Nether	27 October	No Material Objections provided that there is a contribution to net biodiversity gain. A question was, however, asked regarding the siting of the garage against the edge of the curtilage which could result in an inability to maintain the property.
5	SL/2022/0894	5 Curson Rise Single storey detached outbuilding (Retrospective)	Strickland	27 October	The Committee was disappointed that this was a retrospective application with no valid reason provided, but otherwise No Material Objections , provided that there is a contribution to net biodiversity gain.
6	SL/2022/0907 & SL/2022/0908	Norfolk House, 9 Thorny Hills Removal of existing cement render to gable wall and application of traditional lime render, localised repointing with lime mortar, the taking down and rebuilding of the gable end chimney stack over a lead damp proof course, and associated works to slate overhangs, lead soakers and flashings where required and following further investigation.	Mintsfeet	1 November 2022	Whilst the Committee commends the materials to be used and there are No Material Objections , any work involved as a result of this decision and any further investigation must be in keeping with the visible style and materials used to be appropriate in the Conservation Area.
7	SL/2022/0911	Alyth, Castle Green Lane Internal alterations including loft conversion, replacement of doors and windows, replacement garage, new garden studio.	Nether	1 November 2022	No Material Objections provided that there is a contribution to net biodiversity gain.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
8	SL/2022/0913	1 Teal Beck Single storey side & rear extension	Heron Hill	1 November 2022	No Material Objections provided that there is a contribution to net biodiversity gain.
9	SL/2022/0916	53 Milnthorpe Road, Removal of cast iron balcony, application of white painted or self-coloured smooth render coat to the whole of the South gable, removal and replacement of existing hedges, alterations to garden area, installation of acoustic fence to garden, installation of timber gates to vehicular entrance to property.	Kirkland	1 November 2022	No Material Objections subject to hedging being replaced in order to achieve the same coverage and height as currently.
10	SL/2022/0883	43 Allhallows Lane Replacement timber ground & 1st floor front windows	Fell	3 November 2022	The materials to be used and design are commended. No Material Objections subject to the colour being acceptable to the Conservation Officer.
11	SL/2022/0884	Glenholme Guest House, 43 Milnthorpe Road Replacement timber windows to front elevation	Kirkland	3 November 2022	The materials to be used and design are commended. No Material Objections subject to the colour being acceptable to the Conservation Officer.
12	SL/2022/0919	28 Copperfield Lane Single storey rear extension & replacement detached garage	Nether	3 November 2022	No Material Objections provided that the Flood Authority provides assurance that the proposal will not affect flood risk.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
13	SL/2022/0920	<p>Unit2 A - 3, South Lakeland Retail Park, Queen Katherines Avenue</p> <p>The construction of a plant cage/compound (of flow forge material) and installation of air conditioning/refrigeration plant there together with the construction of a bin store (flow forge material) and the forming of 1 no. opening in external wall/cladding for AC pipework</p>	Mintsfeet	3 November 2022	No Material Objections
14	SL/2022/0921	<p>Land at Brigsteer Road (Phase 3)</p> <p>Erection of 24 dwellings with associated vehicular access, roads and footways, hard and soft landscaping, drainage and other associated works MAJOR</p>	Highgate	10 November 2022	Deferred for consideration at the next meeting of the Planning Committee, the Town Clerk to forward to Committee Members any additional information received.

Item No.7

Kendal Town Council

Applications for Planning Committee: 7 November 2022

Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
1	SL/2022/0928	18 Littledale, Kendal Two storey rear extension	Castle	7 November	
2	SL/2022/0852	25 Dunmail Drive, Kendal Extension to existing front dormer to full width & full width rear dormer	Heron Hill	9 November	
3	SL/2022/0923 & SL/2022/0924	Abbot Hall, Kirkland, Kendal New signage	Highgate	9 November	
4	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	
5	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	

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
6	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	
7	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	
8	SL/2022/0962	75 Sandylands Road, Kendal Demolish existing prefab garage and replace with a larger flat roofed garage/workshop	Nether	21 November	
9	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 <i>(consideration deferred at the last meeting)</i>	Highgate	10 November	

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to CCC	Observations/Recommendations
10	5/22/9008	<p>Fire Service Equipment Storage Facility (former Archives Store Building Site), Busher Walk, Kendal, LA9 4RQ</p> <p>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</p>	Fell/Strickland	10 November	