

Kendal Town Council

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



Minutes of a meeting of the Planning Committee held on Monday, 8 April 2024, at 6.30 p.m., in the Council Chamber at the Town Hall, Highgate, Kendal.

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

In Attendance: Chris Bagshaw (Town Clerk), Inge Booth (Democratic Services Assistant) and one member of the public.

Public Participation

No items were brought forward by the public.

P169/2023 Apologies

Resolved: To receive and accept apologies for absence from Cllrs A Campbell and G Supka.

P170/2023 Declarations of Interest

No declarations of interest were raised under this item.

P171/2023 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

P172/2023 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes of the previous meeting of the Planning Committee held on 18 March 2024 and to authorise the Chair to sign them as a true record.

P173/2023 Minute Action Sheet

The Committee considered a report on actions taken by officers on resolutions or recommendations made at previous meetings. It was suggested that the deadlines on Items Ref. Nos. 21 and 23 relating to dialogue with officers from Westmorland and Furness should be moved on by six months.

Resolved: To move on the deadlines relating to Items Ref. Nos. 21 and 23 by six months.

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

P174/2023 Planning Process and Issues

Discussion took place on the need for officers from Westmorland and Furness Council's Planning Policy Team to be invited to attend a future meeting of the Planning Committee to talk about the Neighbourhood Plan and the Local Plan. The importance of Kendal Town Council ensuring that it could feed into the Local Plan was stressed.

Resolved: To invite officers from Westmorland and Furness Council's Planning Policy to attend a future meeting of the Planning Committee to talk about the Neighbourhood Plan and the Local Plan.

Also raised was the issue relating to enforcement at both the Chip Shop on Finkle Street and the Newsagent's on Kirkland and the need for action to be pursued.

Resolved: To contact Westmorland and Furness Council with regard to the need for enforcement action to be pursued in relation to the Chip Shop on Finkle Street and the Newsagent's on Kirkland.

P175/2023 Kendal Town Council Flood Relief Scheme Working Group

Cllr J Cornthwaite, Chair of the Kendal Town Council Flood Relief Scheme Working Group, presented the minutes of the meeting of the Group held on 21 March 2024.

Resolved: To receive the minutes of the meeting of the Kendal Town Council Flood Relief Scheme Working Group held on 21 March 2024.

Cllr Cornthwaite further reported on recent contact with the Environment Agency with regard to the planning situation around New Road and the potential alteration to the original consent. He referred to details held by the Environment Agency from when they had carried out boring tests in that area and to the need to authorise the Town Clerk to write to the Agency requesting that information.

Resolved: To authorise the Town Clerk to write to the Environment Agency seeking information from when they carried out boring tests in the New Road area.

Also raised was the question of the fountain on Aynam Road which, it was understood, the Environment Agency was no longer prepared to remove and re-site as previously agreed. It was suggested that a letter should be written to the Environment Agency seeking clarification on the matter.

Resolved: To authorise the Town Clerk to write to the Environment Agency seeking clarification on the matter of moving the fountain on Aynam Road and re-siting, as previously agreed.

Resolved: To note the verbal report.

P176/2023 Planning Applications

The Committee considered the Planning Applications as detailed 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 7.15 p.m.

Kendal Town Council
 Responses from Planning Committee: 8 April 2024
Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2024/0413/FPA	8 Castle Oval Kendal LA9 7BD Construction of new side and rear single storey extension and associated internal layout alterations to create open-plan living / kitchen / diner with separate utility and porch	Castle	1 April	Recommend Refusal on the basis of scale and dominance and the close proximity to the neighbouring property and that the development is out of character in the area. Without prejudice to any decision made, there has been the removal of a significant amount of hedging without anywhere near an adequate biodiversity net gain, which should be remedied adequately.
2	2024/0443/FPA	15 Wansfell Drive Kendal LA9 7JF Proposed garage conversion and 1st floor extension above	Heron Hill	10 April	No Material Objections and the Committee welcomes the potential inclusion of internal swift bricks within the design and would encourage this to be pursued.
3	2024/0468/FPA	2 Serpentine Road Kendal LA9 4PE Replacement uPVC double glazed windows	Fell	8 April	No Material Objections provided that the windows are of a colour and finish that match the originals and that the Conservation Officer is content that they are appropriate in the Conservation Area.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
4	2024/0464/LBC	<p>The Eddington Kendal (former United Reformed Church) Highgate Kendal LA9 4HE</p> <p>Change of use to community facility, including café, food larder and training kitchen, together with associated facilitating works including internal alterations to former church hall, installation of extractor fan, alterations to provide accessible WC, installation of air source heat pump and removal of lean-to structure.</p>	Highgate	15 April	No Material Objections provided that it is ensured that the proposal will not have a detrimental impact on either the existing building or the neighbouring properties and subject to an appropriate environmental report in relation to the extractor fans and any attendant implications of the change of use to a café.
5	2024/0463/FPA	<p>The Eddington Kendal (former United Reformed Church) Highgate Kendal LA9 4HE</p> <p>Change of use to community facility, including café, food larder and training kitchen, together with associated facilitating works including internal alterations to former church hall, installation of extractor fan, alterations to provide accessible WC, installation of air source heat pump and removal of lean-to structure.</p>	Highgate	15 April	No Material Objections provided that it is ensured that the proposal will not have a detrimental impact on either the existing building or the neighbouring properties and subject to an appropriate environmental report in relation to the extractor fans and any attendant implications of the change of use to a café.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
6	2024/0467/FPA	36 Kendal Green Kendal LA9 5PP Single storey extension, raised decking with glazed balustrade and solar panels to roof	Strickland	16 April	No Material Objections subject to the inclusion of the same conditions applied to the previous planning consent and, particularly, the inclusion of four internal swift bricks in the northern elevations. As previously, the Committee would stress the importance of water run off being taken into consideration.
7	2024/0393/FPA	5 Sunnyside Kendal LA9 7DJ Replacement timber front door & 3 windows above	Mintsfeet	16 April	No Material Objections and the Committee welcomes the use of the materials and design as stated.
8	2024/0479/FPA	78 Hayclose Road Kendal LA9 7ND Installation of L shaped Bay window to front elevation	Heron Hill	16 April	No Material Objections
9	2024/0496/FPA	17 Castle Road Kendal LA9 7AU Replacement front and rear window	Castle	23 April	No Material Objections and the Committee welcomes the use of the materials and design as stated.
10	2024/0503/LBC	32 Lowther Street Kendal LA9 4DH Minor internal improvements and alterations, including toilet facilities, provision of bike store within existing lean-to at the rear, replacement of some existing windows.	Fell	23 April	No Material Objections provided that the roofing materials and design are like for like and that the replacement timber sash windows are appropriate in the Conversation Area, with the Conservation Officer being satisfied that the changes do not have a detrimental effect on the visual amenity of the Conservation Area and are appropriate. The Committee welcomes the provision of a bike store.