

Kendal Town Council

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



12 June 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)
Cllr G Supka	

You are summoned to a meeting of Kendal Town Council Planning Committee on **Monday, 19 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' followed by a flourish.

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 (Pages 3 to 7)**
To receive the minutes of the meeting held on 5 June 2023, and to authorise the Chair to sign them as a true record (see attached).
- 5. Minute Action Sheet (Page 8)**
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 (Pages 9 to 10)**

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>

Item No.4

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Minutes of a meeting of the Planning Committee held on Monday, 5 June 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	Present
Cllr R Edwards	Present	Cllr D Rathbone (Chair)	Apologies

In Attendance: Inge Booth (Democratic Services Assistant)

P9/2023 Apologies

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

P10/2023 Declarations of Interest

No declarations of interest were raised.

P11/2023 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P12/2023 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes of the previous meeting of the Planning Committee held on 15 May 2023 and to authorise the Chair to sign them as a true record.

P13/2023 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.

P14/2023 Planning Process and Issues

There were no planning process issues for consideration.

P15/2023 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 on Wednesday, 14 June 2023. Current works in the area of the Scout Hut continued to progress.

Resolved: To note the verbal update.

P16/2023 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 7.01 p.m.

Kendal Town Council

Responses from Planning Committee: 5 June 2023

Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
1	SL/2023/0375	Scout Hut, Little Aynam, Kendal Erection of steel palisade security fencing above approved flood defence wall to a height of 2m above dry side ground level	Mintsfeet	2 June	No Material Objections , however, whilst the Committee notes that the trees will hide the structure, it wishes to emphasise that it would like to see this happen.
2	SL/2023/0379	12 Stonecross Green, Kendal Single storey rear extension & alterations	Stonecross	2 June	No Material Objections subject to provision for net biodiversity gain of at least 10%. In addition, the Committee does not want to see the loss of the Beech hedging.
3	SL/2023/0381	23 Laurel Gardens, Kendal Erection of a two-storey side extension, single storey rear extension with balcony, front porch extension and rear dormer window	Strickland	2 June	Recommend Refusal on the grounds that the balcony will result in a loss of privacy for the new development and, in addition, the front window will result in overlooking.
4	SL/2023/0384	10 Bluebell Close, Kendal Demolition of existing rear conservatory and erection of a single storey rear extension (Part Retrospective)	Heron Hill	2 June	Recommend Refusal due to overshadowing of neighbouring properties, the application is not in keeping with the character of the neighbourhood, the likely increase in surface water run off and close proximity to the adjoining property. The Committee expresses disappointment that this is a Part Retrospective application.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
5	SL/2023/0389	19 - 25 Highgate, Kendal 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	No Material Objections provided that the changes are not detrimental to the building and that like for like materials are used, apart from the lime mortar, which is a welcome and suitable replacement. The Committee expresses disappointment that this is a Part Retrospective application.
6	SL/2023/0393	4 Howard Street, Kendal Single storey rear extension	Kirkland	5 June	No Material Objections provided that the extension is the same size as neighbouring extensions in order to prevent overshadowing of those properties. The Committee expresses disappointment in the lack of measurements provided.
7	SL/2023/0365	77 Kendal Parks Road, Kendal Detached 2 storey ancillary extension	Heron Hill	5 June	No Material Objections subject to provision for net biodiversity gain of at least 10%, satisfactory completion of the CIL form, that the property when built will not result in an increase in parking or traffic and the attachment of a condition that the extension is ancillary to the main dwelling and will remain so in the future.
8	SL/2023/0404	9 Hawesmead Avenue, Kendal Single storey rear extension	Stonecross	12 June	No Material Objections subject to provision for net biodiversity gain of at least 10%, for example, the provision of a grass or sedum roof.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
9	SL/2023/0397 & SL/2023/0405	Parklands, Parkside Road, Kendal New summerhouse, garden sheds, gates and fences	Nether	12 June	No Material Objections subject to provision for net biodiversity gain of at least 10%.
10	SL/2023/0090	Land off Brigsteer Road, Brigsteer Road, Kendal 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)	Highgate	9 June	No Material Objections , however, the Committee would wish to see the same treatment for the affordable element of the development.
11	SL/2023/0414	129 Lingmoor Rise, Kendal Single storey rear kitchen extension	Castle	16 June	No Material Objections subject to provision for net biodiversity gain of at least 10%, for example, the provision of swift bricks.

Item No.5

Planning Committee - Minute Action Sheet - as at 12-06-23							
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: 19 June 2023

Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
1	SL/2023/0409	Land North of Laurel Gardens, Kendal Variation of Condition 2 (approved plans) attached to planning permission SL/2019/0602 (Residential development with associated landscaping and infrastructure) (MAJOR APPLICATION)	Strickland	21 June	
2	SL/2023/0418	35-55 Finkle Street, Kendal Formation of new entrances into the existing building from Finkle Street	Fell	22 June	
3	SL/2023/0440	Empsom Hill, Kendal Green, Kendal Extension and thermal improvement works to the existing dwelling, including installation of solar panels to the roof a new pedestrian access onto the public footpath	Strickland	28 June	

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
4	SL/2023/0435	144 Stricklandgate, Kendal Change of use & conversion of ground floor annex/garage to a 2 bedroom flat	Fell	28 June	
5	SL/2023/0258	2 Summer Hill, Kendal Removal of middle chimney stack which has been causing internal water damage to the property	Highgate	28 June	
6	SL/2023/0420	27 High Fellside, Kendal Replacement single glazed front door with composite triple glazed door	Fell	29 June	