

Kendal Town Council

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



Minutes of a meeting of the Planning Committee held on Monday, 19 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	Apologies	Cllr H Ladhams (Vice-Chair)	Present
Cllr L Edwards	Apologies	Cllr D Miles	Present
Cllr R Edwards	Apologies	Cllr D Rathbone (Chair)	Present
Cllr G Supka	Present		

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

P17/2023 Apologies

Apologies for absence were received and accepted from Cllrs A Campbell, J Cornthwaite, L Edwards, R Edwards and A Finch.

P18/2023 Declarations of Interest

No declarations of interest were raised.

P19/2023 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P20/2023 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes of the previous meeting of the Planning Committee held on 5 June 2023 and to authorise the Chair to sign them as a true record.

P21/2023 Minute Action Sheet

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

With reference to P95/2022 (Planning Process and Issues) and P164/2022 (Minute Action Sheet), the Town Clerk informed the Committee that he would now be getting back to RTPI to explore what training could be achieved.

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

P22/2023 Planning Process and Issues

The Town Clerk referred to recent receipt of a letter from Story Homes with regard to an application for the variation of a condition in relation to Planning Application No.SL/2020/0783, Land at Brigsteer Road, Kendal. This application had been considered

by the Town Council Planning Committee on 20 February 2023, when the response had been that, *“The Committee positively noted the comments raised by the residents of No.4 Briarwood. The Committee further noted Natural England’s inability to assess this application. **Objection** on the basis of loss of visual amenity and owing to insufficient plans outlined in the application, as well as impact through loss of vegetation and to the removal of planting adversely affecting flood water run off.”* Story Homes, in the letter, asked that Kendal Town Council review the content of the letter and consider removing its current objection to the amendments proposed under Planning Application No.SL/2023/0090. The Town Clerk provided the Committee with details in relation to the original application and to the application for a variation of conditions, also displaying the relevant site plans. Lengthy discussion ensued, during which Members expressed the wish to stand by their original comments.

Resolved: To respond to Story homes informing them that the Town Council's Planning Committee stands by its original decision in relation to Planning Application No.SL/2023/0090 and suggesting that the applicant comes back with an improved application, also copying in the relevant Planning Officer at Westmorland and Furness Council.

The Town Clerk further wished to draw the Committee’s attention to planning process, explaining that all those applications regarding which the Town Council recommended refusal were now being put before Westmorland and Furness’ South Lakeland Area Planning Committee as a matter of course. He made reference to two such planning applications within the Kendal Conservation Area considered recently by the Town Council Planning Committee, both of which had resulted in a recommendation of refusal, and both of which had subsequently been considered by the South Lakeland Area Planning Committee. Both applications had been approved, and the Town Clerk felt that this raised questions around the delivery at the meeting of the Town Council’s comments. He felt that consideration needed to be given to the question of how to react moving forward and how to ensure that the Town Council’s comments raised were relayed appropriately. The Town Clerk, therefore, suggested that, when making recommendations for refusal of applications within the Kendal Conservation Area, specific reference should be made to the Conservation Area listing for the relevant property. He further suggested that, on occasion, he might attend the relevant meeting in order to present the Town Council’s views on a specific planning application, this to be directed by the Committee. Also raised was the need for the Town Council to be aware of what applications were being considered by the South Lakeland Area Planning Committee and to diarise those meetings moving forward. Whilst it was acknowledged that Westmorland and Furness were now informing the Town Council of any such applications being presented to their Planning Committee, the need to ensure that those emails were sent to an appropriate group email address was highlighted in order to make certain that they were dealt with swiftly. Also mentioned was the need for feedback on final decisions by the Planning Authority, and it was suggested that the Chief Planning Officer at Westmorland and Furness be requested, therefore, to seek to provide the Town Council with a list of decisions in relation to applications within the Kendal Area and, in addition, details showing which Town Ward each application fell in when initially advising the Town Council about forthcoming applications.

Resolved: Future recommendations on applications recommended for refusal within the Kendal Conservation Area include specific reference to the Conservation Area listing for the site under consideration.

Resolved: The Town Clerk to attend meetings as directed by the Planning Committee in order to present the Town Council's views on specific planning applications.

Resolved: To write to the Chief Planning Officer at Westmorland and Furness seeking regular provision of a list of decisions in relation to applications within the Kendal Area and, in addition, details showing which Town Ward each application falls in when initially advising the Town Council about forthcoming applications.

Resolved: To note the verbal reports.

P23/2023 Kendal Town Council Flood Relief Scheme Working Group

In the absence of Cllr J Cornthwaite, Chair of the Kendal Town Council Flood Relief Scheme Working Group, the Town Clerk reported that, the meeting of the Group scheduled to take place on 14 June 2023 having been cancelled, the next meeting would take place on Thursday, 6 July 2023.

Resolved: To note the verbal update.

P24/2023 Planning Applications

The Committee considered the Planning Applications shown in Appendix 1 to these minutes.

During consideration of the applications, the Committee asked for details to be provided to Members regarding the shop-front style for the Kendal Conservation Area.

Resolved: The Committee to be provided with details regarding the shop-front style for the Kendal Conservation Area.

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: 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	No Material Objections dependent on the response from United Utilities and provided that the changes do not adversely affect surface catchment site elevations or result in overlooking of neighbouring properties compared with what was previously approved. In addition, the Committee would require the footpath wall referred to within the neighbour response from 206 Burneside Road to be reinstated.
2	SL/2023/0418	35-55 Finkle Street, Kendal Formation of new entrances into the existing building from Finkle Street	Fell	22 June	No Material Objections , however, the Committee would prefer down-lighting on the Spinning Jenny logo in line with Kendal Town Council's Dark Skies Policy and approval being dependent on the design conforming with the shopfront style for the Kendal Conservation Area.
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 Material Objections provided that there is not a detrimental impact on the visual amenity of the Conservation Area.

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	No Material Objections provided that the the proposal is in accordance with the design and materials stated.
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	No Material Objections
6	SL/2023/0420	27 High Fellside, Kendal Replacement single glazed front door with composite triple glazed door	Fell	29 June	No Material Objections