

Kendal Town Council

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



12 December 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, 19 December 2022, at **7.00 p.m.** in the Council Chamber at the Town Hall, Highgate, Kendal. **(Please note later start time.)**

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'A B' 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

To receive the minutes of the meeting held on 5 December 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

(a) To receive an update on the activities of the Working Group.

(b) To endorse a proposal that the Council suggests Chantry Gardens as its preferred re-location for the water fountain (disconnected) at the Aynam Road end of Jennings Yard Bridge.

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, 5 December 2022, at 6.30 p.m., in the Council Chamber at the Town Hall, Highgate, Kendal.

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

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

P91/2022 Apologies

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

P92/2022 Declarations of Interest

No declarations of interest were raised.

P93/2022 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P94/2022 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes of the previous meeting of the Planning Committee held on 21 November 2022 and to authorise the Chair to sign them as a true record.

P95/2022 Planning Process and Issues

Further to Minute No.P86/2022 of the meeting of the Committee held on 21 November 2021, the Committee's response to the District Council's additional list of Call for Sites proposals in relation to the South Lakeland Local Plan 2021 had been attached to the agenda for information. The Chair thanked the Town Clerk for collating the comments raised and submitting the response.

The Chair informed Members that the Town Clerk had indicated to him that he was making progress on a checklist containing relevant points for discussion during consideration of large housing developments, as requested at the previous meeting. In addition, the Town Clerk had indicated that arrangements were shortly to be made with regard to planning

training for Members.

Resolved: To note the verbal update.

P96/2022 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 Working Group would take place on 7 December 2022 at the Flood Hub.

Resolved: To note the verbal update.

P97/2022 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 6.49 p.m.

Kendal Town Council

Responses from Planning Committee: 5 December 2022

Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
1	SL/2022/1016	Romleigh, Romney Road, Kendal Demolition of existing bungalow and erection of two semi-detached one bedroomed apartments (Resubmission of SL/2021/0566)	Kirkland	7 December	No Material Objections and the Committee commented favourably on the building of environmentally-friendly, affordable housing.
2	SL/2022/1018	21 Greenside, Kendal Remove the flat roof over garage and replace with a pitch roof extending the line of the existing house to create additional living accommodation	Fell/Highgate	7 December	No Material Objections provided that the roofing materials are consistent with those used on neighbouring properties, that the proposal does not compromise the visual amenity of the Conservation Area, that there is a contribution to meet net biodiversity gain as required by DM4 and that the decision is based on the premises not overshadowing neighbouring properties.
3	SL/2022/1024	Farley Health Products Ltd, Lake District Business Park, Mint Bridge Road, Kendal Erection of a single storey building to provide enhanced and expanded micro laboratory facilities	Mintsfeet	12 December	No Material Objections

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
4	SL/2022/1048	Unit 2 A - 3, South Lakeland Retail Park, Queen Katherines Avenue, Kendal Alterations to position of rear fire exit door & repositioning/reduction in size of existing rear opening to receive new roller shutter	Mintsfeet	13 December	No Material Objections provided that it conforms to regulations.
5	SL/2022/1051	35 Rinkfield, Kendal Proposed detached single garage	Stonecross	16 December	No Material Objections provided that there is a contribution to meet net biodiversity gain as required by DM4.
6	SL/2022/1052	93 Highgate, Kendal Change of use of 1st & 2nd floors (Use class E) to dwelling (Use class C3)	Highgate	19 December	No Material Objections however the Committee was disappointment that the proposal was not for affordable housing. In addition, the Committee expressed disappointment at the lack of useful information provided within the design and access statement given that the proposal does not conform to the aims of this document and that should be taken into consideration in any decision. The Committee would also like to see inclusion for the provision of a bin store and bicycle lock-up facility.

Kendal Town Council Report

To: Planning Committee	19 December 2022
From: Cllr J Cornthwaite	Agenda Item No. 6a)

Kendal Flood Relief Scheme Working Group

The Working Group had planned to meet with EA at the Flood Hub on 7 December, but this was not possible due to issues on the EA side. Members met informally to review some of the latest work on the scheme and its associated projects. They viewed the new motifs installed on Gooseholme Bridge abutments and considered whether there might be alternatives in due course to the overbearing railings installed.

There was some discussion about the need for the path layout to reflect actual pedestrian desire lines, and it was noted that the short connecting path from Little Aynam would probably have to be built at some stage in the future.

Crossing Gooseholme Bridge the group then looked at New Road and considered the impact of the flood wall on the parkland. The space at the northern end, currently derelict, would soon be planted and it was suggested that the abutment might be softened with ivy screening or similar. It was noted that the EA had suggested that the railings which currently divide New Road Common from the road itself might be switched to the river bank, with the current wall being dismantled and its stone recycled. This would open a new view of the river to park users.

The Working Group then viewed the rock platform at Waterside. The continued necessity for Heras fencing was queried (as it was also for New Road Common).

The group reconvened in the Mayor's Parlour and went through the scheme considering some current issues. The old water fountain at Jennings Yard Bridge still lacked a future home. The group recommended that the Chantry Gardens site was its preferred location and this should be adopted by the Planning Committee as the Council's recommendation.

The group heard that Natural Kendal has been requesting sight of the baseline ecological surveys for both Beezon Fields and Sandy Meadows but had not received an answer. The Clerk agreed to pursue this request and ascertain if there was a problem.

There was discussion about the current status of a number of funding pots which had been previously identified with SLDC for pathwork near Wattsfield, and for public art at Beezon Fields and elsewhere in the scheme. It was suggested that some of this may have been discussed with the Town Team, but that group of officers and Councillors appeared to be in hiatus. The Clerk agreed to pursue this with Gareth Candlin (SLDC) and Karen Johnson (CCC).

The group welcomed the recent purchase of riverbank at Mintsfeet by the Town Council, and there was discussion about possible path surfaces that could be installed. It was noted that there were several processes to go through before a design for such a scheme might come forward, but research on suitable surfaces which could be costed in due course was very welcome.

The Chair shared some sketch plans of a potential complementary scheme to the Sandy Meadows nature area. These involved the development of the old County highways depot as a sports and nature education hub, with potential offices, classrooms, changing rooms and parking.

Kendal Town Council

Applications for Planning Committee: 19 December 2022

Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
1	SL/2022/1067	Westmorland General Hospital, Burton Road, Kendal Single-story extension with plant room at roof level to provide MRI & CT diagnostic facilities increasing the hospital capacity	Oxenholme	20 December	
2	SL/2022/1029	The Factory Brews Ltd, 5 Aynam Road, Kendal Proposed rear canopy / covered outdoor space	Mintsfeet	26 December	
3	SL/2022/1081	7 Collinfield, Kendal Replacement single storey rear extension	Stonecross	27 December	
4	SL/2022/1077	Land off Brigsteer Road, Kendal Discharge of conditions 12 (Traffic Scheme), 13 (Footpath Link), 14 (Footpath Crossover), 15 (Emergency Vehicle Access) and 27 (Noise Level Report) attached to planning permission SL/2020/0783	Highgate	27 December	