

Kendal Town Council

Town Hall, Highgate, Kendal LA9 4ED

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Minutes of the Planning Committee Working Group held on Monday, 22 November 2021 at 6.00pm via Zoom.

Cllr J Cornthwaite	Apologies	Cllr D Rathbone (Chair)	Present
Cllr P Gibson (from 6.25)	Present	Cllr C Rowley	Present
Cllr H Ladhams (Vice Chair)	Present	Cllr K Teasdale	Present
Cllr D Miles	Absent	Cllr G Vincent	Present

In attendance: Chris Bagshaw (Town Clerk), Ian Gordon (Democratic Services Assistant), Councillor S Long.

P86/21/22 Apologies

Apologies were submitted and accepted from J Cornthwaite

P87/21/22 Declarations of Interest

Cllr Rathbone drew the Committee's attention to his previously declared interests in Application 2 (South Lakeland House, Lowther Street SL/2021/1015) and 4 (3 Locations between Bridge 164 & 172 on the Lancaster Canal SL/2021/1036&7) and relinquished the Chair for the latter item.

Cllr Rowley drew the Committee's attention to his previously declared interest in Application 4. SL/2021/1036&7).

Cllr Vincent drew the Committee's attention to his potential conflict of interest in Application 7 (117 Valley Drive SL/2021/1033), because the applicant was known to him.

P88/21/22 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P89/21/22 Minutes of the Previous Meeting

The Committee received the minutes of the previous planning committee meeting held on 1 November.

Resolved: To accept them as a true record.

P90/21/22 Planning Process Issues

Westmorland Shopping Centre change of use application SL/2021/0739 is being considered by SLDC Planning Committee on Thursday 25 November. There were no material objections. It was suggested that the Council write to SLDC seeking clarification on Kendal College's strategy for use of this site.

Resolved: The Council contacts SLDC before 25 November seeking clarification on Kendal College's strategy for the use of part of the Westmorland Shopping Centre and that the committee had no material objection is to be reported to the Planning Authority.

47 Rydal Road SL/2021/0259. A councillor was concerned about the paving of a front garden and encroachment on public land. SLDC feel this is a de minimus matter and is no cause for concern. The councillor does not feel it is de-minimus and is concerned to understand what policy are they following? The Clerk noted that original planning application had been removed and therefore it was not a planning issue but was a property matter for SLDC.

Resolved: The Clerk to arrange a meeting with Vice Chair to discuss and action needed by the Town Council and to report back to the committee.

The Chair asked for any update on the apparent planning alteration at the former K Factory Village area that had been tarmacked (see minute P83/21/22). The Clerk has notified SLDC and believes there will be a retrospective planning application forthcoming.

P91/21/22 Kendal Town Council Flood Relief Scheme.

There has not been a meeting since the last Planning Committee Meeting. The Clerk reported on the draft initiative for the Town Council to part fund Paul Quinn's Upstream Natural Flood Management plan.

Resolved: To submit the request for funding to support this exploratory flood defence work to the next Management Committee meeting.

P92/21/22 Local Plan Issues and Options Consultation

Councillors felt there was insufficient time to fully discuss the 170 page draft report articulating the Town Councils response to the Local Plan call for sites. Various issues of policy were raised and discussed following from the draft report extant at that time. Members were encouraged to also check site specific information in versions of the document. The Clerk reported that an updated version of the Town Councils response will be circulated immediately following this meeting and comments invited in writing from Councillors by 2pm Wednesday (24th).

Resolved: Councillors will review the updated draft response to the Local Plan and submit any comments to the Clerk by 2pm on Wednesday 24 November.

P93/21/22 County Council Planning Issue

Low Fellside Road entry of refuse vehicles.

Resolved: The Town Council agree with the proposed changes in accordance with the Traffic Regulation Act 1984 with the proviso the bollard is always relocked after use by refuse vehicles.

P94/21/22 County Council Planning Issue

Demolition of Highways Depot at Mintsfeet.

Resolved: The Town Council has no objection.

P95/21/22Planning Applications

The Committee considered the Planning Applications shown in Appendix 1.

Resolved: To submit the recommendations in Appendix 1 to the Planning Authority.

The meeting closed at 19.20

Kendal Town Council

Appendix 1

Applications for Planning Committee 22 November 2021

No	App No/Type	Address/ Proposed Development	Comments to SLDC	Observations/Recommendations
1	SL/2021/0951	12 Castle Green Close Loft conversion, alteration to roof including hip to gable & rear dormer	24 November	No Material Objection subject to it not overlooking neighbours and pending suitable responses to questions raised from Natural England when those questions are suitably formed.
2	SL/2021/1014	South Lakeland House, Lowther Street Variation of Conditions 2 (approved plans) and 3 (external materials) attached to planning permission SL/2019/0731 (Demolition/removal of existing entrance lobby and erection of new glazed lobby and installation of replacement of windows)	25 November	No Material Objection
3	SL/2021/1015	Ibis Sports and Social Club, Mintsfeet Road Single storey extension to provide improved changing room space for the football club	26 November	No Material Objection
4	SL/2021/1036 SL/2021/1037	3 Locations between Bridge 164 & 172 on the Lancaster Canal, Hincaster Tunnel East, Hincaster Tunnel West, Sedgwick Aqueduct & Kendal Change Bridge Display of interpretive signage at seven locations on the 'Northern Reaches' of the Lancaster Canal.	26 November	No Material Objection. Town Council supports the comments from Countryside Access and Sedgwick Parish Council and Historic England being informed about the Sedgwick Aqueduct sign
5	SL/2021/1027	Garages off Blea Tarn Road Erection of two domestic garages	26 November	Recommend Refusal . The application would mean over development and would be detrimental to other garage owners. No net biodiversity in application or consideration by planning

				department. Unnecessary movement of public footpath.
6	SL/2021/1017 & SL/2021/1018	Sand Aire House, Stramongate Change of use of offices (Use class E) to Hotel (Use class C1) including internal works	29 November	No Material Objection subject to commissioning of a flood risk vulnerability report and evidence of implementation to ensure stringent mitigation. Encourage the developer to add planting of a vertical trellis or a similar to meet a net bio-diversity contribution. In addition, a travel plan for use of hotel is needed to identify car parking obstacles to approval.
7	SL/2021/1033	31 Underley Avenue Two storey side extension, single storey rear extension & front porch extension	29 November	No Material Objection provided the phasing of works described in the tree plan is adhered to strictly and there is a significant net biodiversity gain to offset the large addition to this building. The Council supports the request for swift bricks.
8	SL/2021/1035	117 Valley Drive Front porch/W.C. extension	29 November	No Material Objections
9	SL/2021/1040	Parkside Business Park, Parkside Road External alterations to facade of building including 4 new windows and new pedestrian door set with full height window on the front (north) elevation and new pedestrian door set to side (west) elevation	29 November	No Material Objections
10	SL/2021/1041	Playmates Pre School Nursery, Captain French Lane Variation of conditions 2 (approved plans), 3 (materials) and 4 (biodiversity) attached to planning permission SL/2021/0418 (Demolition of existing 2 storey extension and erection of replacement 2 storey extension on enlarged footprint)	29 November	No Material Objections. The Council supports the proposed use of swift bricks.

11	SL/2021/1032	26 Gillinggate Single storey rear extension	29 November	No Material Objections
12	SL/2021/1056	2 Blea Tarn Road Two storey side extension, single storey front and rear extension, replacement detached garage & widening of vehicle access	30 November	No Material Objections provided net biodiversity gain is achieved and highways agree to the change of access. Swift bricks welcomed.
13	SL/2021/1057	Land off Brigsteer Road 2 x advertisement boards and 6 x flag poles	30 November	No Material Objections provided this is time limited to no more than six months after the sale of the last property