

Kendal Town Council

Town Hall, Highgate, Kendal LA9 4ED

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Notes from the meeting of the Non-Statutory Working Group on Planning held on Monday, 24 May 2021 at 6.30pm via Zoom.

Cllr J Cornthwaite	Present	Cllr M Miles	Present
Cllr P Gibson	Present	Cllr D Rathbone (chair)	Present
Cllr H Ladhams (vice chair)	Present	Cllr C Rowley	Apologies
Cllr D Miles	Present	Cllr G Vincent	Present

In attendance: Town Clerk

Also present: J Rushworth, Local Democracy Reporter

PWG1/21/22 Apologies

Apologies were received and accepted from Cllr C Rowley.

PWG2/21/22 Declarations of Interest

None

PWG3/21/22 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues.

PWG4/21/22 Minutes of the Previous Meeting

The Council received the minutes of the Committee meeting held on 17 May 2021.

Resolved: To commend them as a true record.

PWG5/21/22 KTC Flood Defence Scheme Working Group

Cllr Cornthwaite reported that the group had met on 11 May. It was noted that the minutes of this meeting would be available for the planning meeting on 7 June. It was hoped that the Environment Agency would have samples of the glass screens for Aynam Road installed in the display wall at Little Aynam by the end of June, however there were global supply issues. Members felt it important that the Town Council sticks to its commitment to source the screens in the UK to a specification agreed by the Working Group and endorsed by the Council. Cllr Ladhams requested that she be given the Zoom details for the next meeting (16 June), so that she may attend.

PWG6/21/22 Planning Process Issues

Prior to making recommendations from the meeting, the Chair asked that further correspondence be entered into with South Lakeland District Council over the topic of Net Biodiversity Gain. The Committee, and Working Group sought additional guidance and training from the Planning Authority on the scope of the net biodiversity gain rules for smaller developments.

The Clerk sought the Working Group's opinion on whether the Council should be consulted as a matter of course on matters relating to Tree Preservation Orders. Noting that there were several TPO consultations currently live, the Working Group recommended that notification for work on trees protected by TPOs form part of the Committee's area of concern. The Clerk confirmed that he would request this from the Planning Authority, and that he would see if there were simple advice sheets available for members to refer to, to assist them in their deliberation.

PWG7/21/22 Planning Applications

The Working Group considered the Planning Applications shown in Appendix 1.

Cllr Rathbone left the meeting at 19.12, following the consideration of item 5.

Resolved: To make the recommendations shown in Appendix 1 to the Clerk to assist him in sending feedback to the Planning Authority, under the scheme of delegation agreed on 17 May 2021.

The meeting closed at 19.18

Appendix 1
Applications for Planning Committee 24 May 2021

No	App No/Type	Address/ Proposed Development	Comments to SLDC	Observations/Recommendations
1	FPA SL/2021/0435	2 Spital Park Two-storey side extension	25.05.2021	<u>No material objections.</u> The Council has severe reservations about whether the contribution to net biodiversity is sufficient to meet both the statutory criteria and the necessary imperative biodiversity loss to development.
2	FPA SL/2021/0419	Land at Helsington Laithes Mill Leat Construction of two new outlet headwall structures and modification of one existing inlet structure on the bank of the mill leat (curtilage structure to Grade II Listed Helsington Mill) as part of the Kendal Flood Management Scheme.	25.05.2021	<u>No material objections.</u>
3	FPA SL/2021/0438	50 Kendal Green Detached double garage	26 May 2021	<u>No material objections.</u> It was observed that the need for a garage is not in itself a mitigation for the development. It was suggested that some tangible net biodiversity be demonstrated through use of a green roof or some other additional imaginative means.
4	FPA SL/2021/0439	7 Castle Drive Single storey rear extension	26 May 2021	<u>No material objections.</u> Members were concerned that the development is very close to a neighbouring property, which will create problems for maintenance for both in due course, without severe disruption. The contribution to net

				biodiversity is insufficient for the scale of the development, and a long-lasting sustainable requirement should be included as a planning condition.
5	FPA SL/2021/0448	10 Hayclose Crescent Two storey front & side extensions and single storey rear extension	1 June 2021	<u>No material objections.</u> Members were concerned about the scale of the development and whether it was appropriate to the extent of the plot and its relationship to the surrounding area. They felt a net biodiversity gain should be enumerated and included as a condition.
6	LB SL/2021/0458	Parklands, Parkside Road Removal of modern cement render and pointing from south east chimney stack	2 June 2021	<u>No material objections.</u>
7	FPA SL/2021/0486	1 Finley Close Removal of existing garage. New single storey side extension providing living accommodation and storage	Invalid application	
8	SL/2021/0454	110 Oxenholme Road Detached double garage	2 June 2021	<u>No material objections.</u>

Further items were held over until the next meeting.