

# KENDAL TOWN COUNCIL

Notice of Meeting

## PLANNING COMMITTEE

Monday, 6<sup>th</sup> July 2020 at 6.00 p.m.  
(Via Teleconferencing)

### Committee Membership (8 Members)

Douglas Rathbone (Chair & Deputy Mayor)	Jonathan Cornthwaite (Vice Chair)	Dave Miles
Michele Miles	Pat Gibson	Helen Ladhams
Chris Rowley	Graham Vincent	

## AGENDA

1. **APOLOGIES**

2. **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.

3. **DECLARATIONS OF INTEREST**

**To receive declarations by Members and/or co-optees of interests in respect of items on this Agenda**

*[In accordance with the revised Code of Conduct, Members are required to declare any Disclosable Pecuniary Interests (DPIs) or Other Registrable interests (ORIs) which have not already been declared in the Council's Register of Interests. Members are reminded that it is a criminal offence not to declare a DPI, either in the Register or at the meeting. In the interests of clarity and transparency, Members may wish to declare any DPI which they have already declared in the Register, as well as any ORI.]*

4. **MINUTES OF MEETING HELD ON 15<sup>TH</sup> JUNE 2020** (see attached)

5. **MATTERS ARISING FROM PREVIOUS MINUTES, NOT ON AGENDA**

6. **KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP**

7. **SLDC STREET NAME NUMBERING CONSULTATION – LAND TO THE SOUTH OF UNDERBARROW ROAD, KENDAL** (see attached)

8. **SLDC LOCAL PLAN CONSULTATION – COMMITTEE RESPONSE**

9. **ANNUAL REVIEW OF TERMS OF REFERENCE** (see attached)

10. **ANY OTHER BUSINESS**

11. **PLANNING APPLICATIONS** (see attached schedule)

**Judith Lomax**  
Treasurer

## KENDAL TOWN COUNCIL

By e-mail/post to:      Members of the Committee  
                                 All other Councillors (agenda only, for information)

***Please note that only Committee Members will receive the minutes and attachments, but that other Councillors may request a copy of any agenda papers. Any Councillor who is not a Committee Member may still attend the meeting, as an observer.***

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Members of the Press and Public are welcome to attend the meeting via teleconferencing or correspondence by arrangement with the Chair, Cllr Doug Rathbone, at [rathers@live.co.uk](mailto:rathers@live.co.uk) or 07505503965.

# KENDAL TOWN COUNCIL

## Planning Committee

**Monday 15<sup>th</sup> June 2020 at 6.30 p.m.  
(Via Teleconferencing)**

- PRESENT** Councillors Douglas Rathbone (Chair & Deputy Mayor), Jonathan Cornthwaite (Vice Chair), Dave Miles, Michele Miles, Pat Gibson, Helen Ladhams, Chris Rowley and Graham Vincent
- Graham Harrison was also in attendance.
- APOLOGIES** None
- OFFICERS** Nicola King (Council Secretary)
- 055/20/21 PUBLIC PARTICIPATION**
- None.
- 056/20/21 DECLARATIONS OF INTEREST**
- None.
- 057/20/21 MINUTES OF MEETING HELD ON 1ST JUNE 2020**
- Members considered the minutes of the Committee meeting held on 1<sup>st</sup> June 2020.
- Councillor Cornthwaite proposed that the minutes be accepted as a correct record. This was seconded by Councillor Rowley and carried unanimously.
- RESOLVED** That the minutes of the meeting held on 1<sup>st</sup> June 2020 be accepted as a correct record, and signed by the Chair.
- 058/20/21 MATTERS ARISING**
- Councillor Rathbone reported information received from SLDC Planning Officers that they are undertaking more than the statutory requirements in respect of planning application notices during lockdown. SLDC Locality Officers are putting up signs and neighbours are being notified of planning applications in writing.
- 059/20/21 KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP**
- Councillor Cornthwaite advised that there had been no further meetings since the last meeting on 1<sup>st</sup> June, however a meeting is scheduled for Wednesday 17<sup>th</sup> June. He confirmed that the funding correction went before Full Council and was passed with 4 instalments to be paid over the next 4 years.

**060/20/21****CCC CONSULTATION LETTER – KENDAL HOUSEHOLD WASTE RECYCLING CENTRE (HWRC), CANAL HEAD NORTH, KENDAL (REF 5/20/9004)**

Councillor Rathbone commented that he could see no problem with the application, particularly as there appeared to be no movement on the regeneration of Canal Head or moving the recycling centre to Kendal Fell Quarry. He considered a five year term to be reasonable.

Councillor Vincent referred to the Vision for Kendal which talks about using the development of Canal Head to alleviate traffic on Aynam Road. The Town Centre Strategy also talks about the opportunity of the site and states development is already in progress, however as far as he was aware the only progress was development of the Goodacre site. Councillor Vincent expressed concern that acceptance of this application would simply be followed by a further application in another 5 years' time to extend the term yet again. He commented that something needs to be done to try and progress the development of Canal Head.

Councillor Cornthwaite spoke on behalf of residents in the area. A number of complaints have been received by Ward Councillors regarding traffic using Canal Head and Gilkes and the lack of access for vehicles to turn.

Councillor Rathbone clarified that the application was not for the whole site, but related to the roadway on the east side and a small amount on the south side. There is a permanent permission in place to use most of the site as the recycling centre. A part of the road on the east side near the dry ski slope falls under the application along with the entrance on the right. It was originally extended by 2 years, then 4 years and last time 5 years. The application is to renew permission to use as such. The applicant has stated that if and when a new site comes on stream, they will immediately move and thus that small amount of site cannot be used on its own.

Councillor Rowley suggested accepting the application, but expressing concern that Committee would like to see more progress on the move.

No material objection was raised, however Committee wish a timescale to be provided by SLDC as to moving the Household Waste Recycling Centre to Kendal Fell Quarry, or other suitable site, as proposed. This answer from SLDC should be a specific date for when the move to the new site will be actioned.

**RESOLVED**

No material objection was raised, however Committee wish a timescale to be provided by SLDC as to moving the Household Waste Recycling Centre to Kendal Fell Quarry, or other suitable site, as proposed. This answer from SLDC should be a specific date for when the move to the new site will be actioned.

**061/20/21****ANY OTHER BUSINESS**

None.

**062/20/21**

**PLANNING APPLICATIONS**

Members considered Planning Applications submitted for consultation purposes by the local planning authority, South Lakeland District Council.

**RESOLVED**

That having considered the applications outlined in the schedule, the recommendations in Appendix I attached to these minutes be made to South Lakeland District Council.

The meeting ended at 7.25pm

Signed .....

Dated .....

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA <a href="#">0313</a>	<b>64 Castle Grove, Kendal</b> Single storey rear extension	17.06.2020	<p><b>Material objections</b></p> <p>Committee are disappointed at the lack of information necessary to make a considered opinion. This is not sufficient to give a positive opinion of the application.</p> <p>Re neighbour's response 8<sup>th</sup> June regarding retaining wall &amp; subsidence – Committee do not feel comforted by the drawings provided. Building Control should comment and be reassured that the retaining wall &amp; subsidence work is adequate.</p> <p>Application drawings, especially with regard to drainage, are not sufficient to determine.</p>
2	FPA <a href="#">0314</a>	<b>Land to Southern End of Kendal Motor Village, Queen Katherines Avenue, Kendal</b>  Construction of new MOT bay, Car Workshop, Valet bay for existing SEAT motor dealership and associated site works	22.06.2020	<b>No material objections</b>
3	FPA <a href="#">0131</a>	<b>WM Morrison, Queen Katherines Avenue, Kendal</b>  Prefabricated single storey unit for windscreen repair and fitting	22.06.2020	<b>No material objections</b>

4	Advertisement <a href="#">0132</a>	<b>WM Morrison, Queen Katherines Avenue, Kendal</b> Installation of 8 non-illuminated fascia signs	22.06.2020	<b>No material objections</b>
5	FPA <a href="#">0319</a>	<b>3 Fulmar Drive, Kendal</b> Single storey side and rear extension	26.06.2020	<b>No material objections</b>
6	FPA <a href="#">0321</a>	<b>31 Esthwaite Avenue, Kendal</b> First floor rear extension	26.06.2020	<b>Material objection</b> Proposed balcony would cause loss of privacy of neighbours' gardens both at number 29 Esthwaite Avenue and 3 Esthwaite Gardens. In addition, the first floor extension results in a building to which the Committee objects on the basis of scale and dominance, it is out of keeping with other properties and has virtually doubled in size from the original property.
7	FPA <a href="#">0324</a>	<b>28 River Bank Road, Kendal</b> Single storey rear extension	26.06.2020	<b>No material objection</b>



Clerk to Kendal Town Council  
Kendal Town Council  
Town Hall  
KENDAL  
LA9 4ED

**South Lakeland District Council**  
South Lakeland House  
Lowther Street  
KENDAL  
Cumbria LA9 4DL

Tel: 01539 733333

[www.southlakeland.gov.uk](http://www.southlakeland.gov.uk)

Our Ref: SNN 2425

Date: 24<sup>th</sup> June 2020

Dear Sir / Madam

**LOCATION:** Land to the south of Underbarrow Road, Kendal  
**GEOCODE:** Easting: 350403 Northing: 492192  
**DEVELOPMENT:** 84 Residential units  
**REFERENCE NUMBER:** SNN 2425 (Please use this whenever you contact us)

We have received the above Street Name Numbering application that you may wish to comment upon. We envisage that there will be six new road names required for the above site.

There are no proposed names from the developer who along with the Street Name and Numbering department here at SLDC, are happy to receive suggestions from the Town Council. Please provide information regarding why the particular names were chosen. As there are at least six names required (and a possibility that the site may be extended further in the future) it would be preferable to have a theme running through the site eg Cumbrian dales and valleys / birds / flowers.

If you do not wish to make any name suggestions, please just let Street Name Numbering know this before the deadline below.

Useful guidelines – Data Entry Conventions advice:

New street names should avoid duplicating any similar name already in use within the LPA. Variation in suffix eg Drive / Avenue / Close is **not** acceptable.

- Phonetically similar names should be avoided.
- Names must not cause offence: race, disability, gender, age, faith and belief, and sexual orientation.
- Promoting a company / service / product is not permitted (trading names are seen as advertising).
- No living person – exceptional circumstances only (proof of consent).

Please comment via email to : [StreetNameNumber@southlakeland.gov.uk](mailto:StreetNameNumber@southlakeland.gov.uk) before 21 days (15 July 2020).

Should you wish to speak to someone about this letter please contact the Street Name Number team on 01539 793337.

Yours sincerely

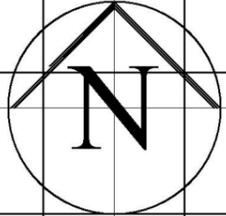
Dawn

Case Manager (Level 2)

**Street Name Number Team**

Email: [StreetNameNumber@southlakeland.gov.uk](mailto:StreetNameNumber@southlakeland.gov.uk) Direct line: 01539 793337

Enc



Site Area  
56795 sq m  
5.67 Hectares

REV	DATE	DESCRIPTION
B	03/06/19	Amended paper size to A3
A	09/05/19	The Gyhll added to red line boundary



Helrn Bank, Natland Kendal  
Cumbria LA9 7PS  
Tel:015395 60605 OakmereHomes.co.uk

PROJECT TITLE  
Underbarrow Road, Kendal

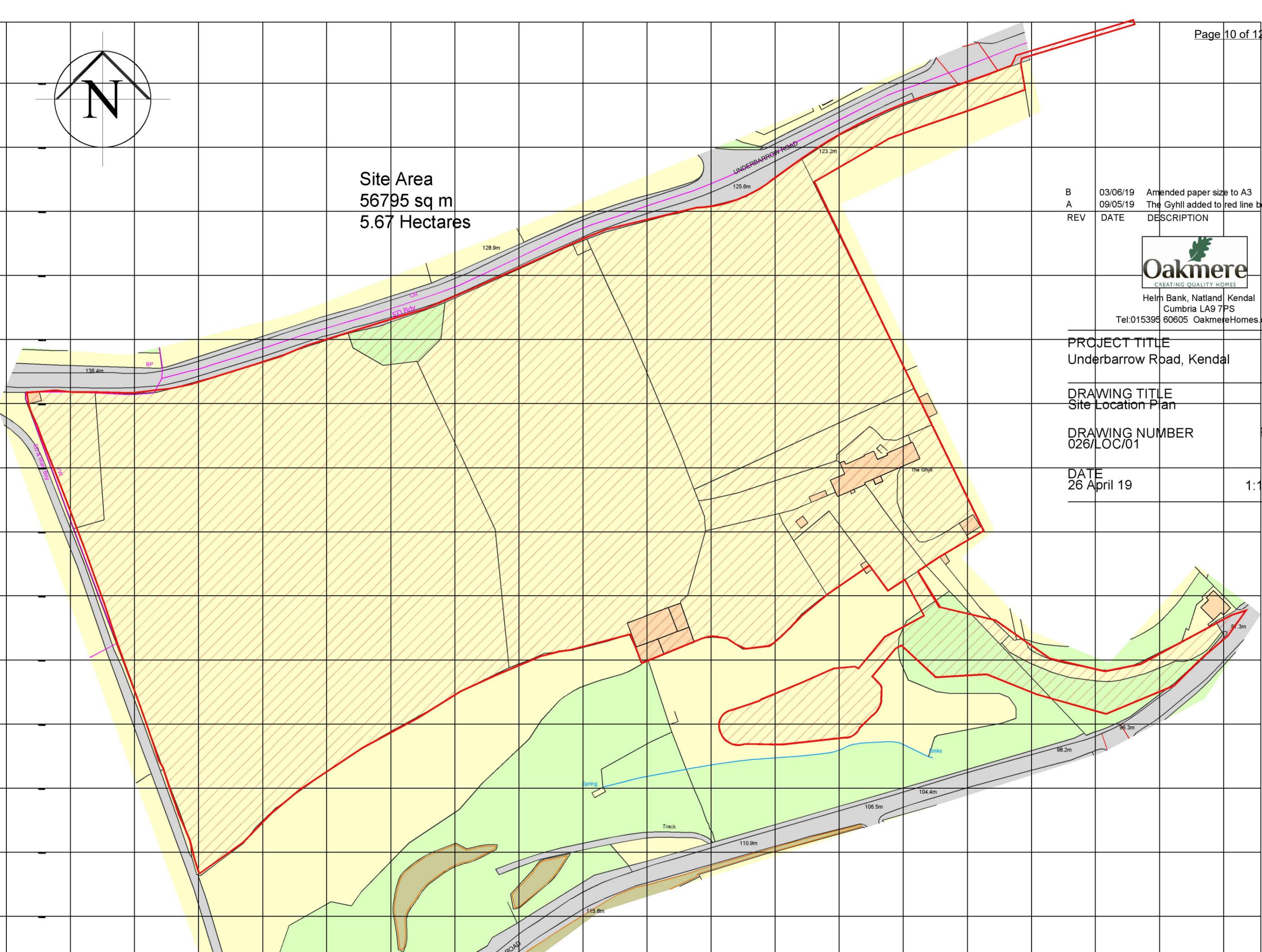
DRAWING TITLE  
Site Location Plan

DRAWING NUMBER  
026/LOC/01

DATE  
26 April 19

REVISION  
B

SCALE  
1:1250 @ A3





## Terms of Reference for Planning Committee

### The Committee

The Planning Committee shall have a remit to advise the Council on all Planning matters and to lead the Council's response to any planning consultations. Specifically, it is the Planning Committee remit to reach, without unreasonable delay, intelligible and lawful decisions regarding the acceptance or rejection of the Planning Application. The Committee will provide justification and comments regarding its decision on each application, where necessary. The Committee will report its decisions to South Lakeland District Council Planning Department within the date specified.

The Planning Committee shall be held twice monthly, normally on the 1<sup>st</sup> & 3<sup>rd</sup> Monday of the month.

### The Chairman

The role of the Chairman of Planning is to provide direction and ensure Committee members work together. The Chairman's duty is to ensure this end is achieved with consensus.

The Chairman will need to ensure:

- all points of view are given a fair hearing,
- all relevant information is available at the meeting,
- that Councillors are clear about the reasons for a decision,
- that irrelevant matters are not brought to Committee,
- the Council is protected from outside interference,
- that a friendly atmosphere is created and
- that business is conducted with reasonable speed.

The Chairman will liaise with the Clerk; drawing up agendas and supporting the Clerk, as appropriate, in the implementation of Planning Committee.

KENDAL TOWN COUNCIL  
Applications for Planning Committee: 6<sup>th</sup> July 2020

## Appendix 1

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA <a href="#">0310</a>	<b>Kendal Ski Club, Canal Head North, Kendal</b> Lodge and slope extensions	06.07.2020	
2	FPA <a href="#">0336</a>	<b>1 Hunters Croft, Kendal</b> Single storey rear extension	07.07.2020	
3	FPA <a href="#">0323</a>	<b>13 Tithebarn Cottages, Bankfield Road, Kendal</b> Repair of existing window frames, replacement of window sashes to include double glazed units, replacement of window lintel, update glazing of front door and fan light, removal of cement render (Part retrospective)	07.07.2020	
4	FPA <a href="#">0172</a>	<b>Highgate Hotel, 128 Highgate, Kendal</b> Change of use from (Use class) C1 Hotel to (Use class) C2 Residential Institution	07.07.2020	
5	FPA <a href="#">0145</a>	<b>Former Enterprise Rent A Car, Station Yard, Kendal</b> Change of use from Sui Generis to Use Class A1 (retail) and the partial demolition and rebuild with single storey rear extension and remodel of façade	15.07.2020	
6	FPA <a href="#">0332</a>	<b>Former Christadelphian Church, Tanners Yard, Kendal</b> Change of use of former Christadelphian Church to 2 residential units (Revised scheme SL/2019/0876)	17.07.2020	