

# KENDAL TOWN COUNCIL

Notice of Meeting

## PLANNING COMMITTEE

**Monday, 1<sup>st</sup> February 2021 at 6.30pm  
(Via Zoom)**

### 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**  
To receive and accept any apologies from members.
- 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/>. The public are not permitted to speak in other parts of the meeting unless allowed to do so by the chair. Please follow the specific guidelines for Zoom meetings distributed separately.
- 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 18<sup>TH</sup> JANUARY 2021** *(see attached)*  
To receive the minutes from the meeting on 18<sup>th</sup> January 2021 and affirm them as a true record *(see attached)*.
- 5. MATTERS ARISING FROM PREVIOUS MINUTES, NOT ON AGENDA**
- 6. KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP**  
To receive an update from the Working Group.

## KENDAL TOWN COUNCIL

**7. LDNPA SUPPLEMENTARY PLANNING DOCUMENTS CONSULTATION**

To consider two planning policy related consultations; the revised Housing Supplementary Planning Document and a new Biodiversity Supplementary Planning Document (*see attached*).

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

To consider the following planning applications received from South Lakeland District Council and Cumbria County Council. 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>

**Chris Bagshaw**  
**Town Clerk**

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 18<sup>th</sup> January 2021 at 6.30 p.m.  
(Via Zoom)**

- PRESENT** Councillors Douglas Rathbone (Chair & Deputy Mayor), Jonathan Cornthwaite (Vice Chair), Dave Miles, Michele Miles, Pat Gibson, Helen Ladhams, Chris Rowley and Graham Vincent
- Also in attendance: Graham Harrison
- APOLOGIES** None
- OFFICERS** Chris Bagshaw (Town Clerk) and Nicky King (Council Secretary)
- 540/20/21 PUBLIC PARTICIPATION**
- None.
- 541/20/21 DECLARATIONS OF INTEREST**
- Councillor Gibson declared an interest in application SL/2020/0897, 79 Serpentine Road, as the property is in her Ward.
- 542/20/21 MINUTES OF MEETING HELD ON 4TH JANUARY 2021**
- Members considered the minutes of the Committee meeting held on 4<sup>th</sup> January 2021.
- Councillor Rowley proposed that the minutes be accepted as a correct record. This was seconded by Councillor Gibson and carried unanimously.
- RESOLVED** That the minutes of the meeting held on 4<sup>th</sup> January 2021 be accepted as a correct record, and signed by the Chair.
- 543/20/21 MATTERS ARISING**
- None.
- 544/20/21 KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP (KTCFRSWG)**
- Councillor Cornthwaite confirmed the next meeting of the group will take place on Wednesday 20<sup>th</sup> January at 7pm. It is hoped there will be feedback from the EA regarding progression of works.
- Councillor Rowley noted minor amendments required to the minutes of the meeting of KTCFRSWG held on 16<sup>th</sup> December and will liaise with Councillor Brook.
- The Upper Kent issues were raised and applications for bids in respect of £6m funding available. Councillor Rathbone requested

some clarity in this respect.

Councillor Vincent queried whether the group were engaging with Parish Councils in respect of Upper Kent issues. Councillor Rowley advised that discussions were held with Parish Councils during the application process and further involvement will be invited if it leads to an expression of interest. The Clerk confirmed contact had been made with Burneside PC.

**545/20/21**

**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 7.20pm

Signed .....

Dated .....

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA <a href="#">0910</a>	<b>26 Garden Road, KENDAL</b> Demolition of existing rear lean-to, erection of replacement single-storey rear extension & front porch.	25.01.2021	<b>No material objections</b> It was noted that the committee felt there was a lack of accurate information on size of the build which could lead to confusion and made it difficult to be objective, however this did not amount to anything material.
2	FPA <a href="#">0909</a>	<b>24 Garden Road, KENDAL</b> Demolition of existing rear lean-to, erection of replacement single-storey rear extension & front porch.	25.01.2021	<b>No material objections</b> Provided there is no overlooking or loss of privacy with regard to the back garden of number 22.  It was noted that the committee felt there was a lack of accurate information on size of the build which could lead to confusion and made it difficult to be objective, however this did not amount to anything material.
3	FPA <a href="#">0916</a>	<b>Glendene, 17 Gillinggate, KENDAL</b> Replacement section of front boundary wall	25.01.2021	<b>No material objections</b>
4	FPA <a href="#">0965</a>	<b>20 Collin Road, Kendal</b> Single story rear extension	26.01.2021	<b>No material objections</b>
5	FPA <a href="#">0951</a>	<b>3 Garth Heads, KENDAL</b> Rear dormer with glazed balcony	26.01.2021	<b>No material objections</b> Provided the balcony does not result in overlooking or lack of privacy for neighbouring properties.

6	FPA <a href="#">0969</a>	<b>Former Enterprise Rent A Car, Station Yard, Station Road, KENDAL</b> Storage warehouse & workshop	26.01.2021	<b>No material objections</b>
7	FPA <a href="#">0897</a>	<b>79 Serpentine Road, KENDAL</b> Formation of new vehicular access and drive	27.01.2021	<b>Material objections</b> <ul style="list-style-type: none"> <li>• Loss of existing parking space</li> <li>• Safety for pedestrians on road but specifically in this difficult entrance</li> <li>• Potential damage to retaining wall and damage to its ability to 'hold up' carriageway. This will create a dangerous precedent for the whole road and needs site knowledge.</li> <li>• Lack of net biodiversity gain given the amount of loss resulting from removal of front garden</li> <li>• No surface water drainage plan provided</li> <li>• Pedestrian access reduced resulting in highways danger.</li> <li>• Insufficient information provided to satisfy worries on build quality or design, necessitating clarification to the committee.</li> </ul>
8	FPA <a href="#">0004</a>	<b>1 Silver Howe Close, KENDAL</b> Variation of condition 4 (glass balustrade) attached to planning permission SL/2017/1006 (Construction of side and rear extensions and installation of glazed	28.01.2021	<b>Material objections</b> The Committee underlines its original objection

		balcony to rear)		and does not see any reason to amend the condition from original SL/2017/1006 application. The need for glass on all 3 elevations is still required, despite the hedge mentioned by the applicant. We also do not wish to create a precedent for neighbouring properties as mentioned in the neighbour response
9	FPA <a href="#">0016</a>	<b>1 Cedar Grove, Kendal</b> Single storey rear extension with glazed balcony over to replace existing conservatory & extension to detached garage	01.02.2021	<b>Material objections</b> Committee objected to the size and nature of the balcony in affecting privacy of neighbouring properties and the fact that it would be overlooking properties. This was especially the case regarding Stainbank Road, which is not outlined in any of the plans submitted yet would be detrimentally affected. Committee has no material objections to the extension itself.

# KENDAL TOWN COUNCIL REPORT

To: Planning Committee	1 <sup>st</sup> February 2021
From: The Town Clerk	Agenda Item No. 7

## **LDNPA SUPPLEMENTARY PLANNING DOCUMENTS CONSULTATION**

We are commencing two planning policy related consultations on Monday 11 January 2021 and inviting you to make comments. These are for the revised Housing Supplementary Planning Document and a new Biodiversity Supplementary Planning Document.

The purpose of these Supplementary Planning Documents is to provide additional guidance on how we will apply the relevant planning policy in the Local Plan in assessing future planning applications. They do not introduce new policies.

The consultation period runs from Monday 11 January to 5pm 19 February 2021. The draft Supplementary Planning Documents will be available to view on our website and copies can be provided on request. [If you require paper copies of documents please notify us at the earliest opportunity](#) on 01539 724555 or email [localplan@lakedistrict.gov.uk](mailto:localplan@lakedistrict.gov.uk) [so you have sufficient time to read and respond.](#) Representations should be made via the questionnaire and submitted online which is available on our website.

The relevant links are provided below...

<https://www.lakedistrict.gov.uk/planning/planningpolicies/spd/housing-provision-supplementary-planning-document-consultation>

<https://www.lakedistrict.gov.uk/planning/planningpolicies/spd/biodiversity-supplementary-planning-document-consultation>

If you require any assistance on the consultation please contact by us by email [localplan@lakedistrict.gov.uk](mailto:localplan@lakedistrict.gov.uk) or by phone 01539 724555.

Thank you

Local Plans Team  
Lake District National Park Authority



## KENDAL TOWN COUNCIL

Applications for Planning Committee: 1<sup>st</sup> February 2021

Appendix 1

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA <a href="#">0813</a>	<b>2 Loughrigg Avenue, KENDAL</b> Pitched roof to existing garage (Retrospective)	02.02.2021	
2	FPA <a href="#">0022</a>	<b>11 High Fellside, KENDAL</b> Internal alterations to form second bathroom	10.02.2021	
3	Advertisement <a href="#">0932</a>	<b>Fellside Centre, Low Fellside, KENDAL</b> Installation of 3 non-illuminated signs	15.02.2021	