

Kendal Town Council

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



30 May 2022

To Members of the Planning Committee

Cllr A Campbell	Cllr H Ladhams (Vice chair)
Cllr J Cornthwaite	Cllr D Miles
Cllr L Edwards	Cllr D Rathbone (Chair)
Cllr D Evans	

You are summoned to a meeting of Kendal Town Council Planning Committee on **Monday 6 June 2022 at 6.30PM** at the Town Hall, Highgate, Kendal. (Please note day)

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 long horizontal stroke.

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 on 23 May 2022 and affirm them as a true record.

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

To consider the scheme of delegation to the Flood Relief Scheme Working Group and to receive a report from its current Chair.

Background

The Flood Relief Scheme Working Group was established to liaise with the Environment Agency and other partners over the development of the Kendal Flood Relief Scheme. It is currently chaired by Cllr Cornthwaite and is supported by the Town Clerk. It appoints such members as it sees appropriate. These may include non-elected members. It reports its activities to the Planning Committee.

7. 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>

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Minutes of a meeting of the Planning Committee held on Monday 23 May 2022 at 6.30pm in the Town Hall, Kendal.

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

In Attendance: Town Clerk

P1/2022 Apologies

Apologies were received and accepted from Cllrs A Campbell, J Cornthwaite and D Rathbone. The Vice Chair welcomed new members to the Committee.

P2/2022 Declarations of Interest

None

P3/2022 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P4/2022 Minutes of the Previous Meeting

The Committee received the minutes of the previous planning committee meeting held on 3 May 2022.

Resolved: To accept them as a true record.

P5/2022 Planning Process and Issues

The Committee noted a request from a member who was not able to attend, that it considers what the Council's policies should be concerning Second Homes in the town. Do they cause an issue of affordability? Are there legitimate restrictions which the Planning Authority can impose? Should and could they be controlled through the Planning process? Is further legislation required to protect the character/affordability/social cohesion etc of the town?

Resolved: To note that this is an issue of concern for this Committee but that it requires further research to allow informed consideration to take place. The Clerk will liaise with members and the MP's office to produce a report with sufficient information to allow effective consideration of the issue.

P6/2022 Flood Scheme Working Group

The Chair explained the role of the Working Group to new members of the Committee. In the absence of the existing Chair of the Working Group, it was suggested the agenda item be deferred until the next meeting.

The Clerk reported the proposals for the moving of the old street fountain on Aynam Road, adjacent to Jennings Yard Bridge. Two sites were being considered. One would turn the fountain around by 180 degrees and instal it on the wet side of the new flood wall, facing the access from the bridge (but not visible from Aynam Road). The second suggestion was on the opposite bank, with its back to the river, against the parapet of the bridge – facing the path from Abbot Hall Park.

Resolved: That the terms of reference and establishment issues for the Working Group be considered at a subsequent meeting.

Resolved: That the Committee supports the moving of the fountain to the Abbot Hall side of Jennings Yard Bridge.

P7/2022 Planning 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 19.25.

Kendal Town Council

Applications for Planning Committee: 23 May 2022

Appendix 1

No.	App No./Type	Address/Proposed Development	Comments to SLDC	Observations/Recommendations
1	SL/2022/0392	37 - 39 Finkle Street Division of existing ground floor retail space to 2 retail units with new shop entrance to 39 Finkle Street	31 May 2022	The Committee were concerned that the issue of asbestos contamination had been underplayed by the developer, but otherwise had <u>No Material Objections</u>
2	SL/2022/0395	2 Fulmar Drive Detached garage	31 May 2022	There is no provision for biodiversity net gain, but otherwise <u>No Material Objections</u>
3	SL/2022/0400	Stramongate Primary School, Blackhall Road New window opening adjacent to the main entrance	1 June 2022	<u>No Material Objections</u>
4	SL/2022/0405	37 - 39 Finkle Street Change of use of 1st & 2nd floors to 4 flats with a bin store and bicycle parking	1 June 2022	<u>No Material Objections</u>
5	SL/2022/0406	Rear of 37 - 39 Finkle Street Change of use of rear to 3 cottages with a bin store and bicycle parking	1 June 2022	<u>No Material Objections</u>

6	SL/2022/0407	29 Langdale Crescent Front porch and alterations including pitch roof to existing single storey side extension	1 June	<u>No Material Objections</u>
7	SL/2022/0408	2 Tudor Gardens, Burton Road Extension to an existing garden annex	1 June	<u>No Material Objections</u>
8	SL/2022/0411	14 Birkbeck Close Two storey front extension	1 June	The Committee were concerned that the development did not seem to be completely in keeping with the look of the area, but otherwise had <u>No Material Objections</u>
9	SL/2022/0420	23 Rydal Mount Single storey side and rear extensions	1 June	The committee were concerned that this may create an overlooking issue, but could not tell from the drawings. Assuming this is not a problem then it had <u>No Material Objections</u>
10	SL/2022/0404	Nobles Garage, Maude Street Alterations & change of use of former garage/office (Use class Sui Generis) to joinery workshop/store & gymnasium for (Use class E) (Part Retrospective)	7 June	The Committee were disappointed that this was partially retrospective, and renew their pleas for greater publicity surrounding the need for Planning Consents to be in place prior to commencement. There didn't appear to be an application form associated with the application. <u>No Material Objections</u>

Kendal Town Council

Applications for Planning Committee: 6 June 2022

Appendix 1

No.	App No./Type	Address/Proposed Development	Comments to SLDC	Observations/Recommendations
1	SL/2022/0449	2 Hawesmead Cottages, Hawesmead Ave Demolition of the existing lean-to garage and replace with two storey side extension and single storey extension to the rear (Resubmission of SL/2021/0331)	8 June 2022	
2	SL/2021/1117	68 Natland Road First floor front extension (Resubmission SL/2021/0821)	16 June	
3	SL/2022/0443	22 Haliburton Road First floor extension over existing garage	16 June	
4	SL/2022/0490	Land East of Hayclose Road, Kendal Parks Application for Outline Planning Permission (with All Matters Reserved) for a residential development of up to 160 Dwellings and associated infrastructure	27 June	
	SL/2022/0481	1 Kirkbarrow Lane	20 June	

		Alterations to include a new door opening at 1st floor to allow access to a new raised decking area with glazed balustrade, installation of photovoltaic panels on the roof and an air source heat pump.		
6	SL/2022/0422	Glendene, 17 Gillinggate Reposition of wall & gate	20 June	