

Kendal Town Council

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



13 December 2021

To Members of the Planning Committee

Cllr J Cornthwaite	Cllr D Rathbone (Chair)
Cllr P Gibson	Cllr C Rowley
Cllr H Ladhams (Vice chair)	Cllr K Teasdale
Cllr D Miles	Cllr G Vincent

You are invited to a non-statutory Working Group meeting of Kendal Town Council Planning Committee on Monday 20 December 2021 at 6.30pm via Zoom. Kendal. Details of the meeting can be found on the Town Council's website.

Zoom Meeting

<https://us02web.zoom.us/j/2455117789>

Meeting ID: 245 511 7789

Distributed to other members of the Council for information only.

Yours faithfully

A handwritten signature in black ink, appearing to read 'CB' with a long horizontal stroke extending to the right.

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 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 6 December 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 receive any update.

7. Local Plan Issues and Options Consultation

To receive an update on the Council's response to the consultation on the Local Plan, Issues and Options.

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>

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Minutes of the Planning Committee held on Monday, 6 December 2021 at 6.30pm at Kendal Town Hall.

Cllr J Cornthwaite	Present	Cllr D Rathbone (Chair)	Present
Cllr P Gibson	Present	Cllr C Rowley	Apologies
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).

P96/21/22 Apologies

Apologies were submitted and accepted from C Rowley

P97/21/22 Declarations of Interest

None

P98/21/22 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P99/21/22 Minutes of the Previous Meeting

The Committee received the minutes of the previous planning committee meeting held on 22 November.

Resolved: To accept them as a true record.

P100/21/22 Planning Process Issues

The Committee noted that United Utilities are varying their planning approval related to the closure of roads in the Tebay Road Compound.

The Clerk gave an update on the Kendal College Strategy having attended SLDC's Planning meeting. It was noted that the application was warmly endorsed and that SLDC considered it concordant with the Town Centre Strategy.

P101/21/22 Street Naming and Numbering Policy Consultation

The Committee noted the report. The Town Council wish to retain the option to nominate street names and we wish to see a continuation of the policy whereby the Town Council's suggestions are used.

Resolved: To respond to SLDC requesting Kendal Town Council is kept as a consultant in all matters relating to street naming.

P102/21/22 Kendal Town Council Flood Relief Scheme.

The group have not met since the last meeting but a meeting is scheduled for 8 December. A verbal update was provided by the Chair of the Working Group on current progress with the EA.

Resolved: To note the update

P103/21/22 Local Plan Issues and Options Consultation

The Committee noted the Town Council's response to the consultation on the Local Plan, Issues and Options. The Clerk reported on liaising with SLDC Planning on deadlines for submission.

Resolved: To include the working document already submitted to SLDC at the next Planning meeting on 20 December.

P104/21/22 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 19.13

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Appendix 1

Applications for Planning Committee 6 December 2021

No	App No/Type	Address/ Proposed Development	Comments to SLDC	Observations/Recommendations
1	SL/2021/1078	Friends Meeting House, The Quaker Tapestry, Stramongate. Installation of solar panels over slated roof to south facing roof slope of inner valley detail	8 December	No material objections. The committee is actively in favour of the application as this is a policy that should be encouraged, in this case providing the planning officer's report confirms the solar panels are not visible from ground level. There is an assumption that there is no adverse glare to neighbouring properties.
2	SL/2021/1084	19 Underley Avenue Two storey side extension & new off road parking area.	8 December	Insufficient net bio-diversity in the application. Concern was expressed over potential increased run-off of water from the parking area and the risk that the permeable layer results in increased water run-off into public sewer. A proper view should be taken on the character and appearance of the development with respect to its effect on that of the immediate area. Sufficient net bio-diversity gain by specific increased detailed planting should be made so that it is commensurate with the size of the plot. Notwithstanding the above, we support the proposals made by Kendal Swifts
3	SL/2021/1034	1 Applerigg Single storey side garage extension with electric car charging point	9 December	No Material Objection. The committee welcomes the addition of the charging point in the application, however it does require net bio-diversity gain to part of the agreement.
4	SL/2021/1083	Albion Building, Sandes Avenue Variation of Condition 2 (approved plans) attached to planning permission SL/2021/0514	9 December	No Material Objection. However, the committee was extremely perplexed that a complete change in materiality of the application should be described as

		(Alterations & change of use of 1st & 2nd floor show room & storage (Use Class E) to 4 dwellings (Use Class C3))		a variation of condition. This is a wholesale change and should be openly described as such.
5	SL/2021/1088	Abbot Hall Social Centre, Dowkers Lane 1 non-illuminated fascia sign	9 December	No Material Objection
6	SL/2021/1066	12 Library Road 2 non-illuminated projecting signs & painting existing fascia with company logos	16 December	No Material Objection.

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Appendix 1

Applications for Planning Committee 20 December 2021

No	App No/Type	Address/ Proposed Development	Comments to SLDC	Observations/Recommendations
1	SL/2021/1108	Castle Walk Improvements including additional seating areas, car parking, redesign of the communal garden area, new storage area for mobility scooters & new bin storage areas	20 December	
2	SL/2021/1121	17 Wordsworth Drive Single storey side extension (Resubmission SL/2021/0335) ¹ Extract from planning application explaining reason for change. "Previous approval SL/2021/0335, this is a revision to the layout to set the extension in and down from the existing, to lessen the impact, and increase distance from Southern boundary".	20 December	
3	SL/2021/1110	15 Nether Street Replacement grey UPVC front windows	21 December	
4	SL/2021/1126	16 Sandgate Two storey side extension	22 December	
5	SL/2021/1127	The Miles Thompson, Allhallows Lane Alterations to first floor to form staff facilities & removal of front step on ground floor	23 December	

¹ Kendal Town Council's response in May 2021 was, "No Material Objections however the proposed bird boxes do not qualify as a net biodiversity gain. Provided there is no issue of overlooking". (Note: Planning permission was granted in May 2021 with the provision of bird boxes alone as a contribution towards net bio-diversity gain).

6	SL/2021/1142	W M Morrison, Queen Katherines Avenue Erection of a single storey drive-thru coffee facility with associated adverts	31 December	
7	SL/2021/1143	Workshop No. 2, Canal Head South Re-Roofing, replacement north lights and windows (Resubmission of SL/2015/0863) ²	31 December	

² Kendal Town Council recommendation in October 2015 was to Approve.