

# Kendal Town Council

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



11 February 2022

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 summoned to a meeting of Kendal Town Council Planning Committee on Monday 21 February 2022 at 6.30pm, at the Town Hall, Highgate, Kendal. Details of the meeting can be found on the Town Council's website.

**Distributed to other members of the Council for information only.**

Yours faithfully

A handwritten signature in black ink, appearing to be '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 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 7 February 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 receive an update on the activities of the Working Group. The minutes of their last meeting are attached.

**7. Street Name/Numbering**

To consider the Council's response to the following proposals for street names and numbering. The consultation notes are appended to this agenda.

Reference	Location	Number	Comments by
SNN 2410	Land north of Laurel Gardens	157 units	4 March

**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 a meeting of the Planning Committee held on Monday 7 February 2022 at 6.30pm.

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

\* Whilst submitting her apologies in accordance with the requirements of the Local Government Act, 1972, Cllr Ladhams attended the meeting via a Zoom link

**In attendance:** Chris Bagshaw (Town Clerk)

### **P121/21/22 Apologies**

Apologies were received and accepted from Councillor Gibson

### **P122/21/22 Declarations of Interest**

None

### **P123/21/22 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)**

No issues were considered for exclusion.

### **P124/21/22 Minutes of the Previous Meeting**

The Committee received the minutes of the previous planning committee meeting held on 20 December 2021. Minute P118 was amended for sense and accuracy.

**Resolved:** To accept them as a true record with this amendment.

### **P125/21/22 Planning Process Issues**

A query was raised about the process of tree protection and work in the Conservation Area. A recent issue on Kendal Green involving a tree damaged in Storm Arwen was cited as an example of an occasion when the Town Council might be consulted or notified about a tree application. It was noted that other parishes do receive notification of tree works (though not necessarily in South Lakeland). The Clerk explained the difference between work on a tree protected by a Tree Preservation Order (TPO), and an unprotected tree in a Conservation Area.

**Resolved:** That the Committee revisit the issue of tree applications in the coming year.

**P126/21/22 Biodiversity Net gain Regulations Consultation**

The Committee considered how the Council should respond to the government's consultation on net biodiversity gain. Whilst it was too early to comment on the specifics in the consultation paper, the Committee felt it was appropriate that it did respond, perhaps in consultation with colleagues in the Environment and Highways Committee.

**Resolved:** To distribute paper copies of the consultation document to councillors who required it. Noting a deadline of 5 April, to revisit the issue at the Committee on 7 March.

**P127/21/22 Kendal Town Council Flood Relief Scheme Working Group**

The Chair of the Working Group confirmed that the minutes of their last meeting would be distributed for the meeting of this Committee. The EA had now confirmed that they would submit their application for the glass screen section of flood wall along Aynam Road with the 'soldier course' style coping. The demonstration wall had now been completed at Little Aynam, and the Mayor had hosted a light buffet for the visiting contractors and others on the day it was unveiled.

Cllr Rowley expressed concern that the EA was not being 'up front' with their work on natural flood management, but that he would form a better perspective following an imminent meeting with colleagues in a Burneside flood group. The Chair suggested that Cllr Rowley lead on this issue and feedback to the Planning Committee or Working Group as appropriate.

**Resolved:** To note the report.

**P120/21/22 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 19.11

**KENDAL TOWN COUNCIL**

Applications for Planning Committee: 7 February 2022

Appendix 1

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	<a href="#">FPA SL/2021/1211</a>	<b>Aynam Mills, Kendal</b> Replacement of 28 timber windows with UPVC on southern elevation	21 February 2022	<b><u>No material objections</u></b> , providing the Conservation Officer is satisfied that the development does not compromise the visual amenity of the Conservation Area. The Committee queried whether white was the most appropriate colour.
2	<a href="#">FPA SL/2022/0035</a>	<b>Castle Green Hotel</b> Integration of 7 existing external balconies into the 7 existing bedrooms on the first floor of the main bedroom wing & additional windows on the first floor to be replaced as part of the scheme.	10 February 2022	<b><u>No material objections</u></b>
3	<a href="#">SL/2022/0064</a>	<b>Porsche Centre, Longpool</b> Removal of condition 9 (pedestrian access) attached to planning permission SL/2020/0908 (Erection of retirement living apartments with associated communal facilities, landscaping and on-site car parking)	22 February 2022	<b><u>No material objections</u></b>
4	<a href="#">SL/2022/0066</a>	<b>Porsche Centre, Longpool</b> Discharge of conditions 8 (Disabled parking bays), 10 (Construction Transport Management Plan), 13 (Noise and vibration), 16 (Surface water drainage)	22 February 2022	<b><u>No material objections</u></b>

**KENDAL TOWN COUNCIL**

Applications for Planning Committee: 7 February 2022

Appendix 1

		scheme), 18 (Soft Landscaping Scheme), 20 (External lighting) and 22 (Electric vehicle charging points) attached to planning permission SL/2020/0908		
5	<a href="#">SL/2022/0077</a>	<b>Westmorland Shopping Centre</b> Discharge of condition 4 (Biodiversity scheme) attached to planning permission SL/2021/0739	23 March 2022	<b><u>No material objections</u></b>

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## Notes from the Kendal Flood Relief Scheme Working Group meeting held on Wednesday 19 January 2022 at 7pm via Zoom.

Cllr J Brook	Present	T McCormick (EA)	Apologies
Cllr J Cornthwaite (Chair)	Present	Cllr D Rathbone	Apologies
C Cowperthwaite (EA)	Present	Cllr C Rowley	Apologies
Cllr J Dunlop	Present	Cllr P Thornton (CCC)	Present*
Cllr S Evans	Apologies	Cllr G Vincent	Not present
Cllr E Hennessey	Apologies	Cllr G Harrison (Co-optee)	Present
Cllr S Long (Vice Chair)	Present		

\*arrived 19.07

### Invitees

N Cotton (CCC)	Not present		
B Gray (CCC)	Present		

**In attendance:** Chris Bagshaw (Town Clerk)

### KFRS 32/21/22 Apologies

Apologies were received and accepted from Tom McCormick (EA) and Cllrs S Evans, E Hennessey, D Rathbone and C Rowley.

### KFRS 33/21/22 Minutes of the Previous Meeting

The working group considered the minutes of the meeting held on 8 December 2021.

**Resolved:** To accept them as a true record.

### KFRS 34/21/22 E Environment Agency Update

Craig Cowperthwaite presented an update on the progress of the scheme. His presentation is appended to these minutes.

Notes and observations included:

EA had received some complaints that the wall looked a bit small at Natland Road. The irony was noted.

No trees were removed by the Clarks depot – most of the work was done underground.

Service diversions on Gooseholme were causing significant delays, particularly the trunk sewer.

Aynam Rd, Reaches G1, G3 and H1 – now scheduled for the in-river window and tree work in the Autumn 2022, due to service constraints.

Next steps for Aynam Road glass panelling was the planning application, having concluded pre-application consultation and decided on 'soldier-course' coping.

Key dates now stretched out beyond ERDF deadline so renegotiation of funding schedule is required.

Craig went on to talk about Natural Flood Management schemes. It was noted that a scheme was being developed in Longsleddale. This was being led by Ollie Southward. It was suggested that he was put in touch with Cumbria County Council comms team, so a consistent narrative on NFM could be developed. Craig also agreed to speak to Chris Rowley about his initiative in the Upper Kent.

It was noted that 14-18 February was the first anniversary of spades in the ground on the Kendal scheme, so positive comms would also be appropriate.

The Art and Public Realm consultation would be available on the Floodhub by the end of January.

The tree planting count was now well over the 10,000 initially promised. It was noted that these would be on management agreements which would avoid the wastage that appeared to occur in the Sainsbury's development on Shap Road.

It was noted that there would be a low key photo op to unveil the demonstration glass panel at Little Aynam on 28 January.

It was suggested that there were some very positive stories to relate about the public realm work on Natland Road and elsewhere, with members of the public commenting on the joined-up nature of the work. It was worth noting the extent of the completed scheme which did not feature anything that resembled the miles of concrete wall which objectors had feared.

There was some discussion about the diversion required at Bushier Walk and Benson Green while the work was in progress. It was noted that there probably wasn't a viable alternative route for children walking to Stramongate School which didn't involve Sandes Avenue and Windermere Road.

There was some discussion about whether the EA would be able to help with access schemes outwith their redlined site. It was suggested a request be forwarded to Stuart Mounsey, though there was no great optimism that this may be possible.

Graham Harrison thanked EA for listening to the working group about the installation of the glass screens.

Craig completed his briefing with the news that the site hub would be re-opened soon, following its Arwen-induced roofing issues, and this may include CCTV covering the demonstration walls.

The meeting closed at 20.22.



# Kendal Town Council Flood Relief Scheme Working Group Meeting

## Environment Agency Update

Wednesday 19<sup>th</sup> January 2022



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## What works have been undertaken?

This section of flood defence comprises of the construction of a small reinforced concrete flood wall around the properties. The wall finished in imprinted brick and new replacement timber fence matches the existing aesthetics.

## Community Improvements

As part of the works the footpath has been fully resurfaced and all gardens reinstated along with the installation of new fencing and riverside bench. We have also undertaken sewer improvements as part of our works.

We have been able to complete works in this area without removing any riverside trees and our commitment to improve the river corridor through the town remains. We have undertaken extensive planting in this area to enhance both the biodiversity and public amenity of the area.

## We have planted:

- Over 130 ornamental shrubs
- 1 new tree
- 3 seed mixes



Golden Twig Dogwood



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**Pre-Construction**

## What works have been undertaken?

This section of flood defence involved the construction of a small flood wall along the riverside footpath finished in imprinted stone. A section of concrete kerb has also been installed which ties in with the new flood defence wall.



**Post-Construction**

We were able to deliver this part of the scheme without removing any riverside trees. We have made a commitment to improve the river corridor through the town and we plan to undertake extensive planting in this area.

### We have planted:

- Over 1600 ornamental plants
- 6 new trees
- 3 seed mixes



**Pre-Construction**



**Post-Construction**

## Tree Species planted

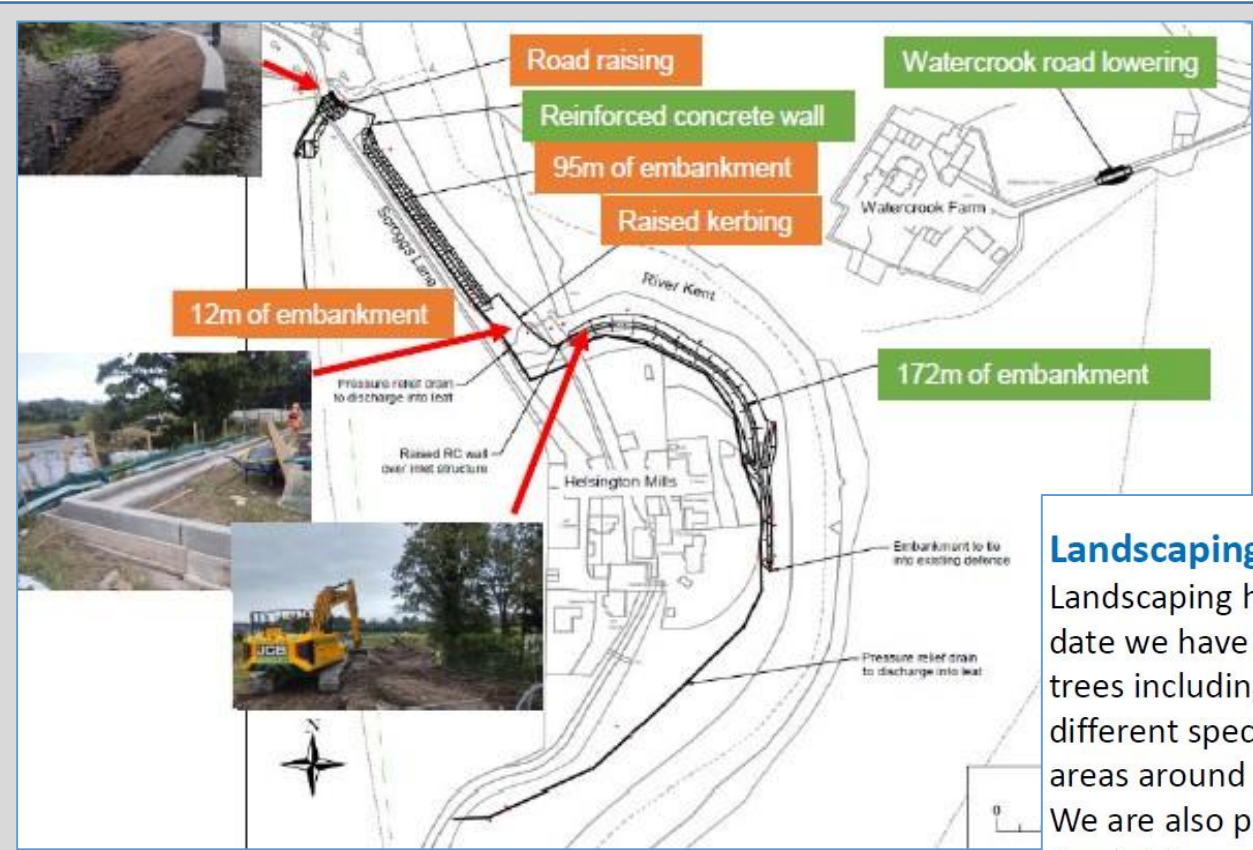
- 1 x Bird Cherry
- 3 x Rowan
- 1 x Wild Service Tree
- 4 x Resistant Elms

## What have we done?

This section of flood defence comprises of approximately 114m in total of linear defences. This includes two sections of raised kerb at the north and south end of the site, finished with a central section of flood wall. The central section of flood wall has a 6m sheet pile foundation which provides an underground seepage cut off and a firm foundation for the new flood wall.

We have been able to complete this reach without removing any riverside trees.





Main construction works have now been completed and landscaping is underway. We are aiming for completion of Reach L this month .

## Landscaping

Landscaping has begun and to date we have planted 429 trees including over 20 different species in three areas around Helsington Mills. We are also planning to assist Kendal Conservation Volunteers plant more trees in this area.



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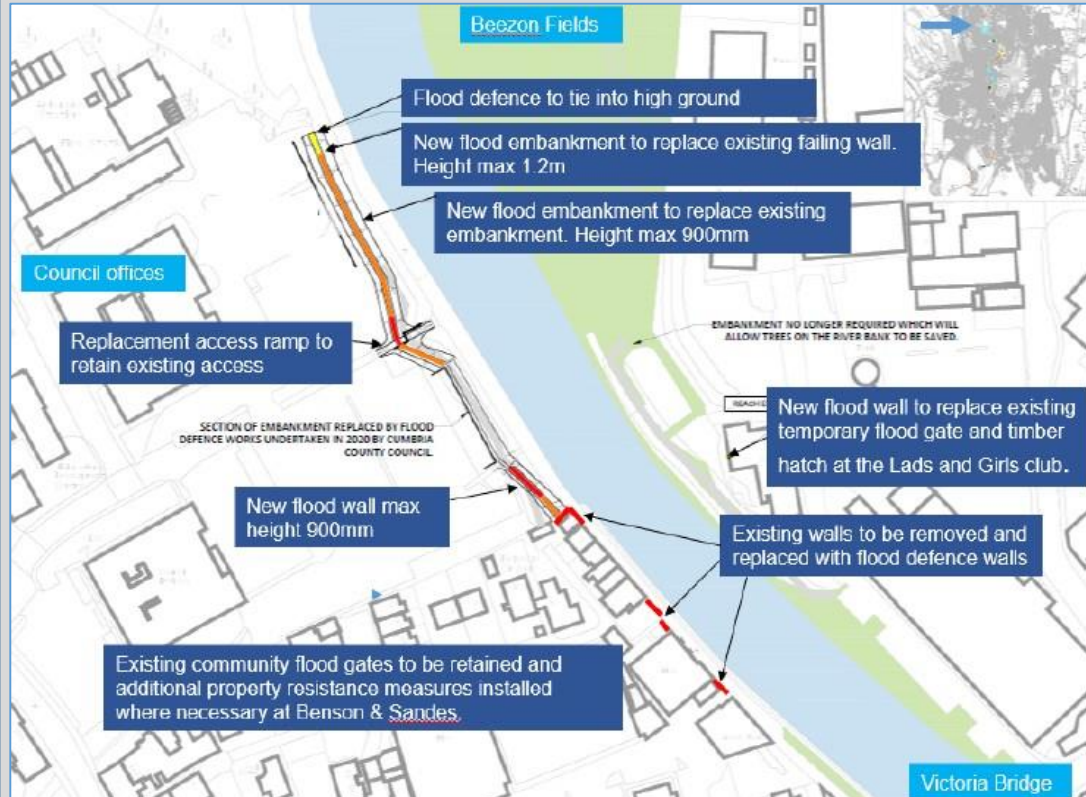
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## Busher Walk & Benson and Sandes (Reach E)

We will be setting up our working areas in January ready for construction start.



## Parish Church (Reach H2) and Waterside Flats (Reach G4)

Site set up (fencing, haul roads, etc) commenced in Dec 2021.

During January we will be starting piling activities at Reach H2. The selected CFA-type piles will minimise vibration and noise impacts compared to other types of piling.





# Phase 1 General Progress Update

- Detailed design work is progressing well on all Phase 1 reaches. However, the team are navigating their way through some major constraints, particularly in the Aynam Road and Gooseholme areas. A summary of these constraints is shown on the following slide.
- The planning documents for Aynam Road and Gooseholme are being finalised ready for submission to SLDC next week.
- Technical and landscape design for Gooseholme is underway, with planning documentation being developed ready for pre-consultation – late Feb/March 2022.
- Discussions are continuing between EA and CCC re: Gooseholme Footbridge. The Teams are working to ensure co-ordination between the footbridge construction activities and EA Gooseholme ground investigation works.



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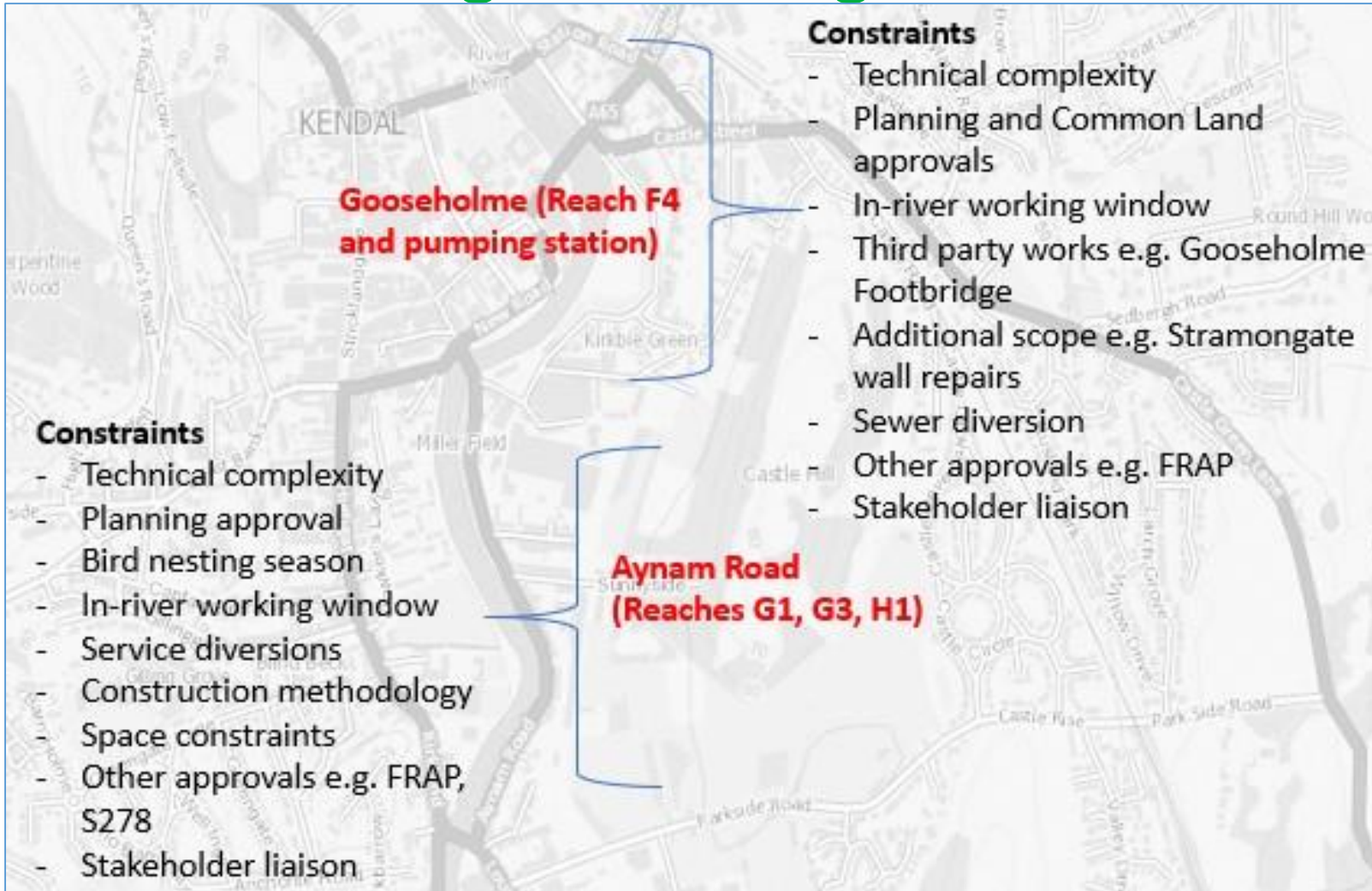
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# Phase 1 Design Challenges





# Aynam Road & Waterside Planning Application Design Changes

In addition to the flood wall design, a number of other improvements and amendments are proposed. This table provides a full summary of the design changes that will form the new planning application.

Location	Element	Proposed improvements
Aynam Road	Glass extent	Viewpoints replaced with 411m of 800mm high glass panels on top of stone clad flood walls to provide views across the river where walls are over 1.2m high.
Aynam Road	Cladding	Stone cladding to both sides of floodwalls and features a Soldier course coping.
Aynam Road	Foundation design	Further ground investigations has enabled us to improve the design to more effectively control seepage and groundwater using an augered piled foundation between Jennings Yard Footbridge and Nether Bridge.
Aynam Road	Heritage	Replica Webster railings as gateway to Miller Fields
Aynam Road and Waterside	Finish to glass frames	Slimline bead blasted Stainless Steel top rails and uprights, recessed bottom rails. Glass panels all 3m in length to reduce frequency of uprights.
Waterside	Construction method	Walls constructed from in river platform with auger piled foundation to protect utilities, also provides increase in riverside path width.



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# Aynam Road & Waterside Planning Application Consultation

The design improvements and amendments of the scheme at Aynam Road and Waterside have resulted from discussions and feedback from key partners, local interest groups and the wider community.

The consultation was focussed towards a number of specific groups, with a design amendment pack and feedback form also available on the Kendal FloodHub website.

## Statutory consultees

- South Lakeland District Council
- Environment Agency
- Cumbria County Council
- Natural England
- Historic England
- Kendal Town Council
- United Utilities

## Elected members

- Kendal Town Councillors
- South Lakeland District Councillors
- Cumbria County Councillors

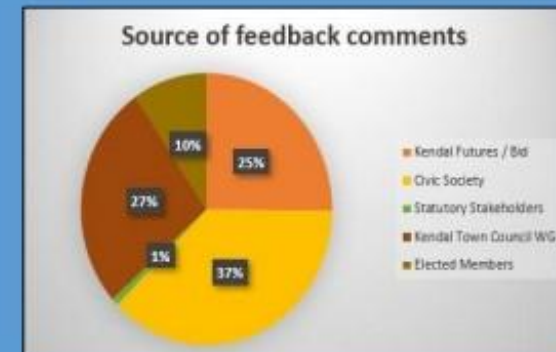
## Local organisations and groups

- Kendal Town Council Working Group
- Kendal Civic Society Working Group
- Kendal Futures
- Kendal Bid
- Lakeland Arts
- South Lakes Housing

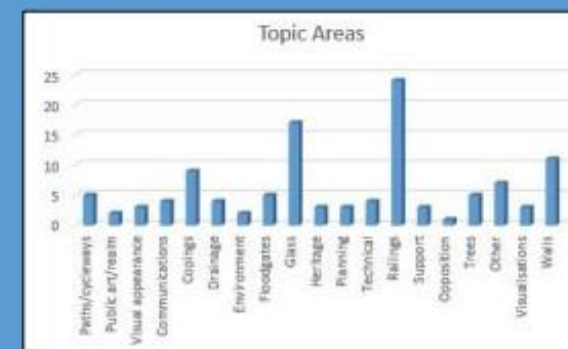
## Local organisations and groups

- Flood Action Groups
- Aynam Road residents
- Landowners and tenants
- Businesses
- Wider community

A total of 115 comments were collected from the focussed consultation sessions. This chart highlights the source of the feedback responses.



The feedback indicated the following topic areas are of most importance which related to technical elements such as walls, copings, railings and glass.



A total of 22 comments were collated from our online feedback. 86% of the feedback supported the new improved glass panel and Webster railing design.



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# Aynam Road & Waterside

## Planning Application

### Next Steps

#### Next steps

We will be submitting a planning application to South Lakeland District Council week commencing 24<sup>th</sup> January 2022. The application will include:-

- Glass flood wall with soldier course coping design
- Changes to wall finishes
- Changes to foundation type
- Changes to construction working method
- Inclusion of design finishes e.g. Webster railings

A further consultation period will take place as part of the formal planning determination period.

#### How has the feedback informed the design?

One of the key focusses of the consultation has been the glass walls, including the design of the frames and wall copings. Ongoing engagement and discussion resulted in two design options.



Original design option 1 – Soldier course coping



Alternative design option 2 – Chamfered coping

The coping stone design originally put forward for consultation was a 'Soldier' course style. Consultation feedback received from some stakeholders indicated a preference for a chamfered coping, which was perceived to be more fitting for the location. Both coping designs are shown above.

Through further engagement and discussion with key partners including Kendal Town Council as co-funders of the additional glass panels along Aynam Road, a decision has been collectively made to progress with the original design option 1 of the Soldier course coping.



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VolkerStevin Boskalis  
Westminster ATKINS



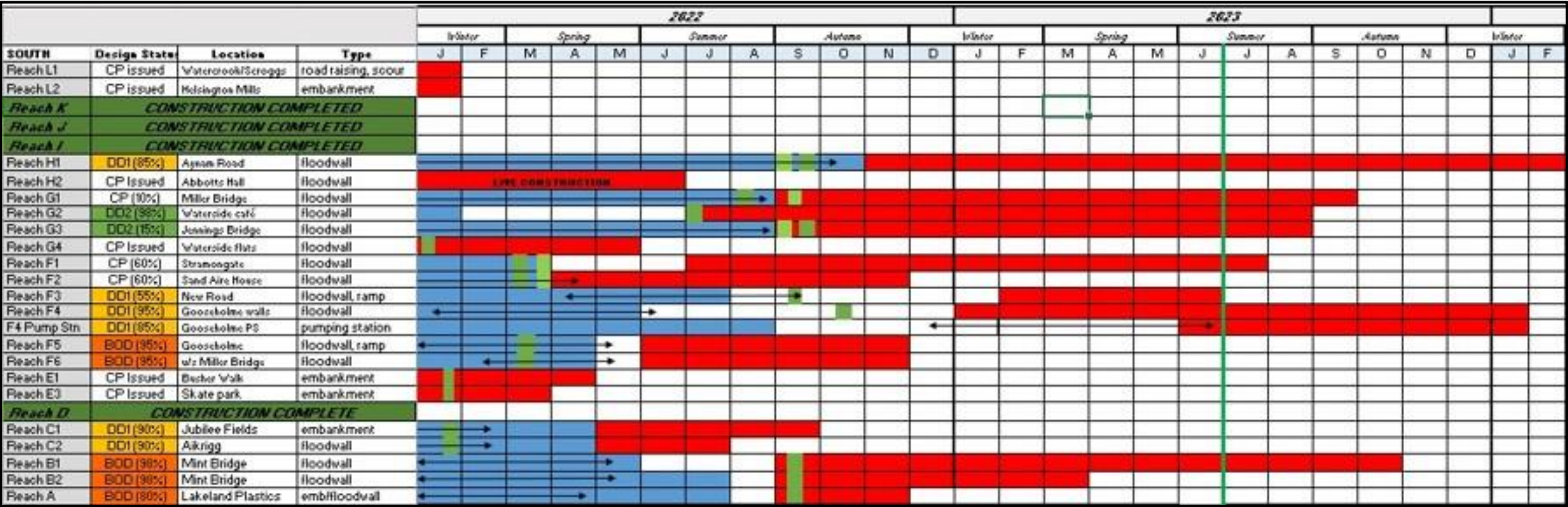
# Phase 1 – Key Dates

Planning Committee

Design

Service diversion —————>

Construction



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# Phases 2 & 3 – Key Dates

Planning Committee

Milestone	Start	End
<b>Linear Defences at Burneside and Kentrigg Flood Storage Area</b>		
Data gathering	Summer 2020	Spring 2022
Detailed design	Summer 2023	Summer 2024
Planning submission/approval	Winter 2022	Autumn 2023
Construction	Summer 2024	2026
<b>Staveley, Ings and Kentmere Flood Storage Area</b>		
Data gathering	Summer 2020	Spring 2022
Detailed design	Spring 2023	Summer 2024
Planning submission/approval	Spring 2023	Autumn 2023
Construction	Summer 2024	Autumn 2025
<b>Stock Beck Catchment Drain</b>		
Data gathering	Summer 2020	Spring 2022
Detailed design	Spring 2023	Autumn 2024
Planning submission/approval	Summer 2023	Winter 2023
Construction	Autumn 2024	Autumn 2025
<b>Natural Flood Management Projects</b>		
Peatland restoration (NFM)	TBC	TBC
Staveley (NFM)	April 2020	March 2021

No change since last meeting

Previous Phases 2 and 3 have been split into planning submission packages.



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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 2410

Date: 10<sup>th</sup> February 2022

Dear Sir / Madam

**LOCATION:** Land north of Laurel Gardens, Kendal, LA9 6FE  
**GEOCODE:** Easting: 35115 Northing: 494521  
**DEVELOPMENT:** 157 residential units  
**REFERENCE NUMBER:** SNN 2410 (Please use this whenever you contact us)

We have received the above Street Name Numbering application that you may wish to comment upon. There are six new road names, for the above development.

Please see below for the names that are proposed – all of which are associated with wildflower meadow land. The following road suffixes are likely to be used : Close / Avenue / Road / Court.

Cranesbill  
Campion  
Cornflower  
Daisy  
Gorse  
Honeysuckle

Please send your comments by email to : [StreetNameNumber@southlakeland.gov.uk](mailto:StreetNameNumber@southlakeland.gov.uk) before 21 days (**4<sup>th</sup> March 2020**). If you do not reply within that period I will assume that you have no comments.

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

Yours sincerely

Case Manager (Level 2)

**Street Name Number Team**

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

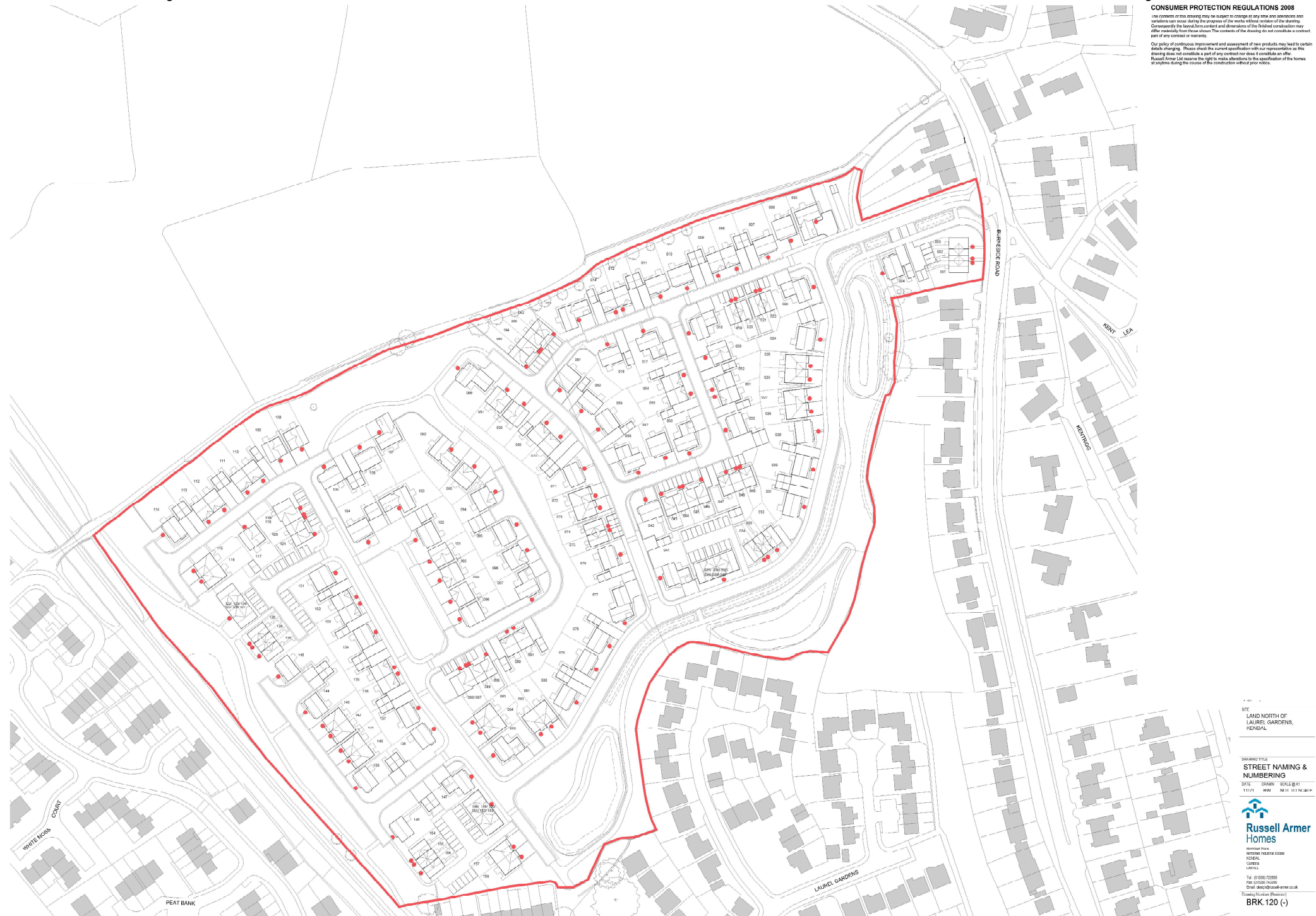
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1:500

SITE  
LAND NORTH OF  
LAUREL GARDENS,  
KENDAL

STREET NAMING &  
NUMBERING

DATE: 11/12 DRAWN: BOLE/AT  
CHECKED: BOLE/AT

**Russell Armer  
Homes**

ARCHITECT  
RESIDENTIAL GROUP  
KENDAL  
CUMBRIA  
LAUREL

Tel: 01524 72000  
Fax: 01524 74000  
Email: info@russellarmer.co.uk  
Drawing Number: BRK120 (-)

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	<a href="#">SL/2021/1189</a>	<b>42 Hayclose Crescent</b> Boundary wall extension	28 February	
2	<a href="#">SL/2021/1114</a>	<b>6 Undercliff Road</b> Ground floor study/office extension, front porch extension, front dormer, side balconies with ridge alteration/raising of roof works	1 March	
3	<a href="#">SL/2022/0098</a>	<b>10 Helmside Gardens, Oxenholme</b> Detached rear garden room		
4	<a href="#">SL/2022/0099</a>	<b>Unit 2a-3 South Lakeland Retail Park Queen Katherines Avenue</b> Internal and external alterations including bollards, plant and bin compound to enable occupation by a convenience retailer (Use Class E(a))		
5	<a href="#">SL/2022/0041</a>	<b>Telephone Engineering Centre, Sandylands Road</b> The subdivision of the site to mothball and secure the existing flood damaged and vandalised buildings including the installation of galvanised steel screens to the windows and doors to the mothballed buildings. A new 2.4m perimeter fence of varying styles and entrance gates to the retained site and new flood lighting on 6m posts to replace the existing at the site. The soft landscaped area the south east is	4 March	



		to receive new surface treatments and the redundant fuel island will be removed to allow for additional storage and parking on the site. A new modular building is to be incorporated into the retained site and 4 shipping containers for storage of BT materials are to be located on the site.		
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