

Kendal Town Council

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



17 January 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 24 January 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 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 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 20 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 any 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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Notes of the non-statutory working group meeting of the Planning Committee held on Monday 20 December 2021 at 6.30pm via Zoom.

Public Participation.

A presentation was made by Ian Kell expressing his concern on the comments made by Kendal Vision on the Flood Relief Scheme and their interference.

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

In attendance: Cllr. Susanne Long, Chris Bagshaw (Town Clerk), Ian Gordon (Democratic Services Assistant).

P105/21/22 Apologies

Apologies were submitted and accepted from K Teasdale

P106/21/22 Declarations of Interest

Application 6: Cllr. Ladhams works for Morrison's

Application 8: 26 Kendal Green resident known to Cllr. Rowley

P107/21/22 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P108/21/22 Minutes of the Previous Meeting

The Committee received the minutes of the previous planning committee meeting held on 6 December 2021.

Resolved: To accept them as a true record.

P109/21/22 Planning Process Issues

None.

P110/21/22 Kendal Town Council Flood Relief Scheme.

The group met on the 12 December and notes from that meeting will be available for the next meeting in January 2022. A meeting is scheduled with Kendal Futures on 22 December to clarify several outstanding issues regarding design of flood walls.

Resolved: To note the update

P111/21/22 Local Plan Issues and Options Consultation

The Committee considered the Town Council's response to the consultation on the Local Plan, Issues and Options. The Chair thanked Cllr. Long and the Clerk for their work in producing this document and to all councillors who engaged in the process to a greater or lesser extent.

The committee additionally considered a draft map identifying green corridors throughout Kendal. Councillors emphasised the need to protect the "Kendalness" of Kendal, green corridors, and the danger of over intensive and inappropriate development whilst recognising the importance of providing opportunities to enhance Kendal as a thriving town.

Resolved: To formally adopt and submit to the Planning Authority the Options and Issues report as circulated by the Clerk. It was further agreed to continue to work on the map identifying green corridors that align with the Town Council's policy on sustainable development and that this is to be a working document.

P112/21/22 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 19.54

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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	No Material Objections. The committee warmly welcomes the specifics as well as the general aim of this application.
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	No Material Objections. However, the net biodiversity gain is insufficient.
3	SL/2021/1110	15 Nether Street Replacement grey UPVC front windows	21 December	No Material Objections assuming the conservation officer is satisfied there is no detrimental impact to the area.
4	SL/2021/1126	16 Sandgate Two storey side extension	22 December	No Material Objections. However, recommend including alternative options to mitigate against potential flood risk. Support Kendal Swifts and to further look at other options for net biodiversity gain including additional planting vertical or horizontal.

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).

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	No Material Objections
6	SL/2021/1142	W M Morrison, Queen Katherines Avenue Erection of a single storey drive-thru coffee facility with associated adverts	31 December	Recommend Rejection. The lighting plan is inadequate for a sensitive location next to Dark Skies. The additional traffic is not accounted for adequately in the travel plan. The development is over intensive, so close to a school site. It is also detrimental to public health policies discouraging take away food outlets close to schools. Comments from UU relating to drainage are inadequately mitigated. There is no clear provision for an increase in litter. The proposal would have a detrimental impact on the mitigations against Climate Change and encourage additional vehicle use. No attempt to make a contribution to net biodiversity gain with trees being felled. No proven need identified. There is an existing facility at White Stiles Garage.
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	No Material Objection
8	SL/2021/1154	26 Kendal Green Replacement front windows	3 January	No Material Objections
9	SL/2021/1144	Triple D Motorsport Limited, Mintsfeet Road South Motorbike showroom extension	4 January	No Material Objections provided it does not adversely affect parking in the immediate area to the detriment of local business and safety.
10	SL/2021/1173	32 Milnthorpe Road Change of use of former hairdressers and maisonette (Use Class E and C3) into 3 bedroom dwelling (Use Class C3) including	6 January	No Material Objection

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

		installation of new sash windows to front elevation, replacement front conservation roof light & front door refurbishment		
11	SL/2021/1161	36 Anchorite Road Two storey front and side extension, single storey side extension & retaining wall (Resubmission of SL/2021/0641 ³ , part Retrospective)	6 January	No Material Objections however insufficient net biodiversity gain identified. Provided the provision of net bio div gain is increased to a sufficient level by means of additional planting.
12	SL/2021/1179	26 Bellingham Road Demolition of existing conservatory and erection of a single storey rear extension	6 January	No Material Objection.

³ Kendal Town Council comments in July 2021 was, "Kendal Town Council have some concerns on possible loss of privacy".

Kendal Town Council

Appendix 1

Applications for Planning Committee 24 January 2022

No	App No/Type	Address/ Proposed Development	Comments to SLDC	Observations/Recommendations
1	SL/2021/1198	12 Fountain Brow Replacement UPVC windows & doors & painting of external render	26 January	
2	SL/2021/1204	2 Stonecross Green Single storey rear extension to form new kitchen and dining area.	26 January	
3	SL/2021/1205	Travis Perkins, Mintsfeet Road Re-arrangement of existing builders merchant yard including additional external racking up to 5.5m, removal of existing trees to facilitate extension of external concrete slab & replacement of existing fence.	26 January	
4	SL/2021/0959 ¹	Stramongate County Primary School, Blackhall Road New multi-use games area (MUGA) incorporated into the site area which was previously occupied by the Nursery Block. The MUGA will have a high performance 3G artificial grass finish - in green. The ends of the pitch will have 2 metre high fencing with goal recesses. The pitch will be raised by approximately 100mm off the existing level of the field to protect the roots of the existing trees.	20 January	Submitted directly to SLDC Planning under delegated arrangements on 13 th January to ensure comments are received before cut-off date. Following consultation under delegated arrangements, the Council has no material objections provided that proposals of United Utilities dated 2 December and 6 Dec are adhered to. Also, that the Environment Agency, the arboriculturist and Cumbria County Council

¹ This is an amended application. In October 2021 Kendal Town Council had, No Material Objections.

				<p>comments are fully taken into account before reaching a decision.</p> <p>In the light of the EA's requirement of a newly submitted Flood Risk Assessment, and the lack of one showing on the portal at this date, we cannot endorse this application as it stands. However, if that is submitted and the EA deems it sufficient we would not have any material objections.</p>
5	SL/2021/1088	<p>Abbot Hall Social Centre, Dowkers Lane 2 non-illuminated fascia signs</p>	25 January	
6	SL/2022/0013	<p>Abbot Hall Art Gallery, Kirkland Essential repairs & refurbishments (Superseding planning permission SL/2019/0182 & Listed building consent SL/20219/0183)</p>	2 February	
7	SL/2021/1074	<p>Land to the south east of Fowl Ing Works, Fowl Ing Lane Application for Outline Planning Permission (all matters reserved) for 3 detached dwellings</p>	2 February	
8	SL/2021/0503	<p>22 Kirkbie Green Replacement UPVC windows and doors</p>	3 February	
9	SL/2021/1156	<p>Kentgate Place Apartments, Beezon Road, Replacement UPVC windows</p>	3 February	
10	SL/2022/0018	<p>66 Natland Road Formation of vehicular access and hardstanding for parking (retrospective)</p>	7 February	