

Kendal Town Council

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



29 November 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 summoned to a meeting of Kendal Town Council Planning Committee on Monday 6 December 2021 at 6.30pm, at the Town Hall, Highgate, Kendal. Details of the meeting can be found on the Town Council's website at www.kendaltowncouncil.gov.uk.

Distributed to other members of the Council for information only.

Yours faithfully

A handwritten signature in black ink, appearing to be '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 22 November, 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. Street Naming and Numbering Policy Consultation**
To consider South Lakeland District Council's draft policy to provide every property in their area with an individual, authoritative address, name roads and allocate house numbers, or names to new property (see attached).
- 7. Kendal Town Council Flood Relief Scheme Working Group**
To receive any update.
- 8. Local Plan Issues and Options Consultation**
To note the Council's response to the consultation on the Local Plan, Issues and Options.
- 9. 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 Working Group held on Monday, 22 November 2021 at 6.00pm via Zoom.

Cllr J Cornthwaite	Apologies	Cllr D Rathbone (Chair)	Present
Cllr P Gibson (from 6.25)	Present	Cllr C Rowley	Present
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), Councillor S Long.

P86/21/22 Apologies

Apologies were submitted and accepted from J Cornthwaite

P87/21/22 Declarations of Interest

Cllr Rathbone drew the Committee's attention to his previously declared interests in Application 2 (South Lakeland House, Lowther Street SL/2021/1015) and 4 (3 Locations between Bridge 164 & 172 on the Lancaster Canal SL/2021/1036&7) and relinquished the Chair for the latter item.

Cllr Rowley drew the Committee's attention to his previously declared interest in Application 4. SL/2021/1036&7).

Cllr Vincent drew the Committee's attention to his potential conflict of interest in Application 7 (117 Valley Drive SL/2021/1033), because the applicant was known to him.

P88/21/22 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P89/21/22 Minutes of the Previous Meeting

The Committee received the minutes of the previous planning committee meeting held on 1 November.

Resolved: To accept them as a true record.

P90/21/22 Planning Process Issues

Westmorland Shopping Centre change of use application SL/2021/0739 is being considered by SLDC Planning Committee on Thursday 25 November. There were no material objections. It was suggested that the Council write to SLDC seeking clarification on Kendal College's strategy for use of this site.

Resolved: The Council contacts SLDC before 25 November seeking clarification on Kendal College's strategy for the use of part of the Westmorland Shopping Centre and that the committee had no material objection is to be reported to the Planning Authority.

47 Rydal Road SL/2021/0259. A councillor was concerned about the paving of a front garden and encroachment on public land. SLDC feel this is a de minimus matter and is no cause for concern. The councillor does not feel it is de-minimus and is concerned to understand what policy are they following? The Clerk noted that original planning application had been removed and therefore it was not a planning issue but was a property matter for SLDC.

Resolved: The Clerk to arrange a meeting with Vice Chair to discuss and action needed by the Town Council and to report back to the committee.

The Chair asked for any update on the apparent planning alteration at the former K Factory Village area that had been tarmacked (see minute P83/21/22). The Clerk has notified SLDC and believes there will be a retrospective planning application forthcoming.

P91/21/22 Kendal Town Council Flood Relief Scheme.

There has not been a meeting since the last Planning Committee Meeting. The Clerk reported on the draft initiative for the Town Council to part fund Paul Quinn's Upstream Natural Flood Management plan.

Resolved: To submit the request for funding to support this exploratory flood defence work to the next Management Committee meeting.

P92/21/22 Local Plan Issues and Options Consultation

Councillors felt there was insufficient time to fully discuss the 170 page draft report articulating the Town Councils response to the Local Plan call for sites. Various issues of policy were raised and discussed following from the draft report extant at that time. Members were encouraged to also check site specific information in versions of the document. The Clerk reported that an updated version of the Town Councils response will be circulated immediately following this meeting and comments invited in writing from Councillors by 2pm Wednesday (24th).

Resolved: Councillors will review the updated draft response to the Local Plan and submit any comments to the Clerk by 2pm on Wednesday 24 November.

P93/21/22 County Council Planning Issue

Low Fellside Road entry of refuse vehicles.

Resolved: The Town Council agree with the proposed changes in accordance with the Traffic Regulation Act 1984 with the proviso the bollard is always relocked after use by refuse vehicles.

P94/21/22 County Council Planning Issue

Demolition of Highways Depot at Mintsfeet.

Resolved: The Town Council has no objection.

P95/21/22 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 19.20

Kendal Town Council

Appendix 1

Applications for Planning Committee 22 November 2021

No	App No/Type	Address/ Proposed Development	Comments to SLDC	Observations/Recommendations
1	SL/2021/0951	12 Castle Green Close Loft conversion, alteration to roof including hip to gable & rear dormer	24 November	No Material Objection subject to it not overlooking neighbours and pending suitable responses to questions raised from Natural England when those questions are suitably formed.
2	SL/2021/1014	South Lakeland House, Lowther Street Variation of Conditions 2 (approved plans) and 3 (external materials) attached to planning permission SL/2019/0731 (Demolition/removal of existing entrance lobby and erection of new glazed lobby and installation of replacement of windows)	25 November	No Material Objection
3	SL/2021/1015	Ibis Sports and Social Club, Mintsfeet Road Single storey extension to provide improved changing room space for the football club	26 November	No Material Objection
4	SL/2021/1036 SL/2021/1037	3 Locations between Bridge 164 & 172 on the Lancaster Canal, Hincaster Tunnel East, Hincaster Tunnel West, Sedgwick Aqueduct & Kendal Change Bridge Display of interpretive signage at seven locations on the 'Northern Reaches' of the Lancaster Canal.	26 November	No Material Objection. Town Council supports the comments from Countryside Access and Sedgwick Parish Council and Historic England being informed about the Sedgwick Aqueduct sign
5	SL/2021/1027	Garages off Blea Tarn Road Erection of two domestic garages	26 November	Recommend Refusal . The application would mean over development and would be detrimental to other garage owners. No net biodiversity in application or consideration by planning

				department. Unnecessary movement of public footpath.
6	SL/2021/1017 & SL/2021/1018	Sand Aire House, Stramongate Change of use of offices (Use class E) to Hotel (Use class C1) including internal works	29 November	No Material Objection subject to commissioning of a flood risk vulnerability report and evidence of implementation to ensure stringent mitigation. Encourage the developer to add planting of a vertical trellis or a similar to meet a net bio-diversity contribution. In addition, a travel plan for use of hotel is needed to identify car parking obstacles to approval.
7	SL/2021/1033	31 Underley Avenue Two storey side extension, single storey rear extension & front porch extension	29 November	No Material Objection provided the phasing of works described in the tree plan is adhered to strictly and there is a significant net biodiversity gain to offset the large addition to this building. The Council supports the request for swift bricks.
8	SL/2021/1035	117 Valley Drive Front porch/W.C. extension	29 November	No Material Objections
9	SL/2021/1040	Parkside Business Park, Parkside Road External alterations to facade of building including 4 new windows and new pedestrian door set with full height window on the front (north) elevation and new pedestrian door set to side (west) elevation	29 November	No Material Objections
10	SL/2021/1041	Playmates Pre School Nursery, Captain French Lane Variation of conditions 2 (approved plans), 3 (materials) and 4 (biodiversity) attached to planning permission SL/2021/0418 (Demolition of existing 2 storey extension and erection of replacement 2 storey extension on enlarged footprint)	29 November	No Material Objections. The Council supports the proposed use of swift bricks.

11	SL/2021/1032	26 Gillinggate Single storey rear extension	29 November	No Material Objections
12	SL/2021/1056	2 Blea Tarn Road Two storey side extension, single storey front and rear extension, replacement detached garage & widening of vehicle access	30 November	No Material Objections provided net biodiversity gain is achieved and highways agree to the change of access. Swift bricks welcomed.
13	SL/2021/1057	Land off Brigsteer Road 2 x advertisement boards and 6 x flag poles	30 November	No Material Objections provided this is time limited to no more than six months after the sale of the last property



Agenda Report

Committee: Planning Committee	Meeting Date: 6 December 2021
From: Clerk	Agenda No.: 6
Description: Street Naming and Numbering Policy Consultation	

Summary: The Town Council are invited to contribute to SLDC's draft policy 'Street Naming and Numbering Guidance'

South Lakeland District Council has a statutory duty to provide every property in their area with an individual, authoritative address, name roads and allocate house numbers, or names to new property.

SLDC are consulting on a new document 'Street Naming and Numbering Guidance and Policy'. It is intended to help the public, Parish Councils and property developers address properties using the principles of good addressing.

The policy will be used to assist the Council in determining an appropriate street name and property number or name, one that will not have the potential to cause ambiguity, misunderstanding or confusion.

It has been developed using guidance and recommendations contained in the Data Entry Conventions and Best Practice for the National Address Gazetteer published by GeoPlace, and it ensures compliance with BS7666.

Kendal Town Council's views on the draft document are sought. You can access it via this link:

<https://cumbria.citizenspace.com/south-lakeland-district-council/snnpolicyconsult/>

Please provide us with your comments by 7th January via email to snnpolicyconsult@southlakeland.gov.uk

Extracts from the draft policy:

Where new streets are being created, the following criteria applies:

- Street names must not be similar to, or contain part of, existing street names or village/post town names within a 3-mile radius and/or the same postcode area, eg, LA9, LA23.
- A variation in the suffix is not acceptable. For example, Windermere Road and Windermere Street.
- Where possible names should reflect the history of the area or acknowledge the local geography.
- Street names must be easy to pronounce and to spell and should not lead to variations in the use of spelling or punctuation, to avoid confusion in an emergency situation. Accents, abbreviations or punctuation should not be used in a street name.
- Street names must not commence with the word 'The'.



- Street names must not include a number either in numerical or written format as this can cause confusion, for example "20 Seven Foot Lane" sounds the same as "27 Foot Lane"
- 'Local' or 'made up' names or names which may lead to variations of the name or may be misspelt in external databases cannot be used. Names in other languages cannot be used for the same reasons.
- Aesthetically unsuitable names must be avoided. A new street name should not be of a type which could be altered by an act of graffiti to read or spell other words.
- Street names that could be considered or construed as rude, obscene, racist or which would contravene any aspect of the Council's equal opportunities policies will not be acceptable.
- A street name should not consist of, refer to, or be derived from any company or group name or names which may be seen as advertising.
- Street names referencing living people are not acceptable.
Names of individuals who have a significant local or historical connection to the area and who have been deceased for over 20 years will be considered acceptable providing that if they are deceased less than 50 years, the written consent of their family (which the applicant must seek) has been obtained and submitted to the Council. Only the surname will be used.
- The consent of the Lord Chamberlain's office must be obtained if a name with any reference to the Royal family or the use of the word 'Royal' or use of a name with Royal connotations is suggested.
- Street names with more than three words including a suffix must be avoided. Street names of more than thirty (30) characters must be avoided to allow for standard street nameplate requirements.
- All new street names must end with a suffix to reflect the nature, history and/or location of the street. A name using double street suffixes will not be acceptable, for example, Ginnel Street. Any word which refers to a road, a street or railway asset must not be used as part of an address, for example:
 - Bridleway, Path, Road, Street, Way, Lane, Lonnin, Loaning, Lonning, Siding, Track, Ginnel, other than as a suffix.
 - The historical suffixes of Court and Croft are no longer acceptable in a street name as they do not comply with the national data entry conventions. They can now be used to name buildings only.
 - Pedestrianised streets should be suffixed only as Walk, Path, Way, Yard

Kendal Town Council

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	
2	SL/2021/1084	19 Underley Avenue Two storey side extension & new off road parking area.	8 December	
3	SL/2021/1034	1 Applerigg Single storey side garage extension with electric car charging point	9 December	
4	SL/2021/1083	Albion Building, Sandes Avenue Variation of Condition 2 (approved plans) attached to planning permission SL/2021/0514 (Alterations & change of use of 1st & 2nd floor show room & storage (Use Class E) to 4 dwellings (Use Class C3))	9 December	
5	SL/2021/1088	Abbot Hall Social Centre, Dowkers Lane 1 non-illuminated fascia sign	9 December	
6	SL/2021/1066	12 Library Road 2 non-illuminated projecting signs & painting existing fascia with company logos	16 December	