

Kendal Town Council

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



27 July 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 G Vincent
Cllr D Miles	

You are summoned to a meeting of Kendal Town Council Planning Committee on Monday 2 August 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 read 'A.B.' followed by a flourish.

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 19 July 2021, 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 a report from the latest meeting of the working group.

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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Notes from the non-statutory Working Group meeting held on Monday, 19 July 2021 at 6.30pm via Zoom.

Cllr J Cornthwaite	Present	Cllr D Rathbone (chair)	Present
Cllr P Gibson	Apologies	Cllr C Rowley	Present
Cllr H Ladhams (vice chair)	Present	Cllr G Vincent	Present

In attendance: Democratic Services Assistant, Graham Harrison (member of the public)

P29/21/22 Apologies

None

P30/21/22 Declarations of Interest

The chair declared an interest in planning application 6 (SL/2021/0667), took no part in the discussion and withdrew from the meeting. The vice-chair took over for this agenda item.

P31/21/22 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P32/21/22 Minutes of the Previous Meeting

The Council received the minutes of the previous planning committee meeting held on 5 July 2021.

Resolved: To accept them as a true record.

P33/21/22 Planning Process Issues

The chair commented that the Clerk had suggested a date for a meeting with Councillor Chaffey of SLDC and was awaiting the return of the Clerk from leave to confirm.

P34/21/22 Kendal Town Council Flood Relief Scheme.

Councillor Vincent spoke to his notes from the last Kendal Town Council Flood Relief Scheme meeting. The next meeting is likely to be held on 28 July although this is awaiting confirmation. Councillor Vincent raised issues about the plans to display public art in the riverside area. Councillor Rowley raised his concern with the Environment Agency not responding to the opportunity to carry out improvements and using local farmers to build barriers, as has been done elsewhere. There is a forthcoming meeting with Stewart Mounsey of the Environment Agency where these items and others will be addressed.

P35/21/22 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 19.50

Kendal Town Council

Appendix 1

Applications for Planning Committee 19 July 2021

No	App No/Type	Address/ Proposed Development	Comments to SLDC	Observations/Recommendations
1	SL/2021/0652	Kentmere and Garburn Ward, Westmorland General Hospital, Burton Road Redevelopment of Kentmere and Garburn wards to remove dormitories from the mental health accommodation. Reconfiguration of internal spaces and small main entrance extension and new secure garden space formed	21 July 2021	No Material Objections. Councillors applauded the initiative being taken by WGH. However, councillors wished to ensure verges, trees and hedges were maintained.
2	SL/2021/0654	89 Appleby Road Erection of a replacement detached garage and 2 meter high post and panel boundary fence	21 July 2021	Material Objection. Councillors' object to the removal of boundary hedge and replacement with 2m high fence which they feel is out of keeping and makes no discernible contribution to net bio-diversity gains. In addition the proposal to use in part a corrugated metal roof is inappropriate and would better be suited to a slate roof throughout.
3	SL/2021/0661	6 Hawthorn Gardens Single storey rear extension	23 July 2021	No Material Objection. Councillors were concerned about the development being too close to the boundary of the property and potential resultant maintenance issues encroaching on adjacent properties. Councillors were concerned the scale of the development was too large and out of keeping. Notwithstanding these points, if approved a significant improvement in bio-diversity <i>net</i> gains is needed.

4	SL/2021/0664	Curry's PC World, Unit 1 South Lakeland Retail Park, Queen Katherines Avenue Replacement illuminated & non-illuminated signs	23 July 2021	The committee could not make a positive recommendation due to the fact the applicant has not stated the amount of illumination in question.
5	SL/2021/0666	6 Market Place Replacement shopfront	26 July 2021	No material objection
6	SL/2021/0667	1 Silver Howe Close Raised parking area at front of property (Retrospective)	26 July 2021	Material Objection. Councillors expressed their disappointment that this was a retrospective planning application. Councillors object that the whole front garden was removed without any biodiversity never mind inadequate contribution to net biodiversity. This is against SLDC biodiversity policy 2019.
7	SL/2021/0671	30 Birkbeck Close Two storey front extension	27 July 2021	No Material Objection subject to any negative comments from No 31 on overlooking. Insufficient net bio diversity gains in the application.
8	SL/2021/0677	18 Loughrigg Avenue Side conservatory	27 July 2021	No Material Objection. However, active consideration should be given to net biodiversity gain ensuring an increase in appropriate natural habitat and ecological features over and above the area being affected.
9	SL/2021/0683	26 River Bank Road Demolition of side carport & rear conservatory, erection of a single storey rear extension under a pitched roof with 4 Velux roof lights to the roof, rear-facing bi-fold door system and insertion of a side window with obscure glass, alterations and conversion of the existing single garage to a utility room & move of the entrance door to the side elevation and alterations to the front elevation fenestration (Resubmission of SL/2020/0676)	28 July 2021	No Material Objection. Councillors were concerned about the scale of the development and possible dominance of the proposal on neighbours. Councillors were also concerned about the lack of planting to compensate for the loss of the whole garden. Significant improvements in biodiversity net gain are needed to ensure the natural environment is in a measurably better state than beforehand.

10	SL/2021/0685	24A Finkle Street Replacement roof vents (Retrospective)	28 July 2021	No Material Objections. Councillors expressed their disappointment that this was a retrospective planning application.
11	SL/2021/0706	5 Peat Lane Demolition of existing single storey rear extension and construction of a two storey rear extension	30 July 2021	No Material Objections. Councillors require to see significant improvements in biodiversity net gain. These have not been stated in the application and no agreement should be made without such permanent conditions
12	SL/2021/0701	57 Shap Road Garage conversion & extension to form ground floor bedroom	30 July 2021	No Material Objections. Councillors require to see significant improvements in biodiversity net gain. These have not been stated in the application and no agreement should be made without such permanent conditions.

Kendal Town Council

Appendix 1

Applications for Planning Committee 2 August 2021

No	App No/Type	Address/ Proposed Development	Comments to SLDC	Observations/Recommendations
1	SL/2021/0643 & SL/2021/0644	8 Collin Croft, KENDAL Replacement UPVC double glazed first and second floor windows	10 August 2021	
2	SL/2021/0739	Westmorland Shopping Centre Change of use from Class E (Commercial, Business and Service) to Class F1 (Learning and non-residential institutions)	12 August 2021	
3	SL/2021/0740	15 Sandes Avenue Change of use of dwelling (Use Class C3 Dwelling house) to residential accommodation for up to four children, aged 11-18 with carers (Use Class C2 Residential Institutions)	12 August 2021	
4	SL/2021/0725	73 Helmside Road, Oxenholme Dropped kerb to allow vehicular access to the front of the property	13 August 2021	
5	SL/2021/0751	8 Fell Close, Oxenholme Front & rear dormers, demolition of existing garage & erection of a detached double garage	16 August 2021	