

Kendal Town Council

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



13 September 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	Cllr K Teasdale

You are invited to a non-statutory Working Group meeting of Kendal Town Council Planning Committee on Monday 20 September 2021 at 6.30pm via Zoom. 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.' 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 September, 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 updates in advance of the next meeting scheduled for 15 September

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

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

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

(1) P50/21/22 Apologies

The Committee received and accepted apologies from Councillor Cornthwaite, Rowley, Gibson and Miles.

(2) P51/21/22 Declarations of Interest

Councillor Vincent declared an interest in planning application No. 5, the applicant is known to him.

(3) P52/21/22 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

(4) P53/21/22 Minutes of the Previous Meeting

The Council received the minutes of the previous planning committee meeting held on 16 August 2021.

Resolved: Proposed by Councillor Ladhams, seconded by Councillor Vincent. To accept them as a true record.

(5) P54/21/22 Planning Process Issues

No urgent issues to discuss.

(6) P55/21/22 Kendal Town Council Flood Relief Scheme.

Resolved: To note the report from the 4 August meeting

(7) P56/21/22 Dark Skies

The committee considered the draft paper submitted by Jack Ellerby of FOLD and agreed to review the second section of the report and where appropriate encompass this as part of a check list of comments that may be adapted for future planning applications where light critical issues are raised.

Resolved: To review the report and for the Clerk or nominated officer to produce a draft set of guidelines for the Planning Committee to consider.

(8) P56/21/22 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 19.08

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Appendix 1
Applications for Planning Committee 6 September 2021

No	App No/Type	Address/ Proposed Development	Comments to SLDC	Observations/Recommendations
1	SL/2021/0785 & SL/2021/0823	28 Lowther Street 1 non-illuminated fascia sign and 1 non-illuminated hanging sign	6 September	No Material Objections
2	SL/2021/0780	7 Castle Close Single storey side / rear extension	6 September	No Material Objections. However, the suggestion of two nest boxes is insufficient net biodiversity gain given the loss of garden, especially considering the possibilities afforded by the site. These must be seriously considered.
3	SL/2021/0784	Broadlea, Burton Road, Oxenholme Rear dormer at first floor and two storey rear extension to increase living and bedroom space	8 September	No Material Objections.
4	SL/2021/0783	19 Whinfell Drive First floor side and rear extension (Resubmission of SL/2020/0384 & SL/2021/0531)	9 September	Material Objections harming the neighbour amenity. Committee recommends this application is refused as it still results in harm to the visual amenity and is detrimental to adjoining properties. The drawings appear to indicate the build along an adjoining party wall. There are insufficient details in application to determine. Any future application must have an increased aspect of net biodiversity gain than afforded by this application and more specificity on building materials.
5	SL/2021/0811	53 Bellingham Road	9 September	No Material Objections provided that it is not overlooking and there are no adverse neighbour comments.

		Single storey rear extensions, raising of roof with front dormer windows to provide accommodation in the roof space		
6	SL/2021/0812 & SL/2021/0813	3 Thorny Hills Single storey replacement extension with associated re-render, boundary wall alterations and installation of new ground floor WC	10 September	No Material Objections. We commend the application for the sympathetic attempt at net biodiversity gain.
7	SL/2021/0781	23 Kirkbie Green Replacement rear aluminium glazed sliding door with timber outward opening glazed doors	13 September	No Material Objections.
8	SL/2021/0821	68 Natland Road First floor front extension	16 September	No Material Objections.
9	SL/2021/0824 & SL/2021/0825	Sand Aire House, Stramongate Proposed Foodhall NOTE: This application has been launched three times and recalled twice by SLDC.	16 September	No Material Objections. The Town Council welcomes the application which in keeping with the scope of the Town Centre Strategy and Kendal Vision. This is provided the flood risk prevention measures outlined are fully implemented. An improvement in the external visual amenity would be welcomed. In addition, however, it was felt that insufficient solutions have been found to potential parking issues as a result of this “destination” building and its success will likely result in parking issues.
10	SL/2021/0831	Asda Stores Ltd, Burton Road Variation of condition 2 (approved plans) attached to planning permission SL/2020/0308 (Reconfiguration of the home shopping facility including new storage building and van canopy. Replacement click and collect canopy.)	21 September	No Material Objections provided there is no adverse environment lighting affect caused by varying this condition. Important that this application aligns with the Town Councils Dark Skies policy.
11	SL/2021/0832	3 Carus Gardens	21 September	No Material Objections and strongly support the request for swift boxes on this site.

		First floor extension over existing garage roof terrace (resubmission of lapsed approval SL/2012/0485)		
12	SL/2021/0837	Riverview, Beezon Fields Change of use from offices to a learning and non-residential institution (Use Class F.1)	21 September	No Material Objections
13	SL/2021/0838	13 Stonecross Green Single-storey side extension to form sun room, single-storey front extension to garage & new front door	21 September	No Material Objections

Kendal Town Council

Appendix 1

Applications for Planning Committee 20 September 2021

No	App No/Type	Address/ Proposed Development	Comments to SLDC	Observations/Recommendations
1	SL/2021/0850	The New Bacon House, Station Yard, Station Road Two storey side extension over existing yard and attached to existing building	27 September	
2	SL/2021/0858	4 Carus Gardens First floor extension over part existing garage roof terrace	27 September	
3	SL/2021/0862	57 Bleaswood Road, OXENHOLME Single storey rear extension, conversion & alterations of garage and creation of parking bay	27 September	
4	SL/2021/0863	14 Yeats Close Single storey rear extension & alterations including new pedestrian access gate to the rear boundary fence	27 September	
5	SO/2021/0001	Land adjacent to River Mint and Kent extending from adjacent to Lakeland Distribution Centre to Helsington Mills. Environmental Impact Assessment scoping opinion for proposed revisions to the Kendal Flood Risk Management Scheme approved under reference SL/2018/0925	29 September	