

Kendal Town Council

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



3 January 2023

To Members of the Planning Committee

Cllr A Campbell	Cllr A Finch
Cllr J Cornthwaite	Cllr H Ladhams (Vice Chair)
Cllr L Edwards	Cllr D Miles
Cllr D Evans	Cllr D Rathbone (Chair)

You are summoned to a meeting of Kendal Town Council Planning Committee on Monday, 9 January 2023, at **6.00 p.m.** in the Council Chamber at the Town Hall, Highgate, Kendal. **(Please note earlier start time.)**

(Distributed to other members of the Council for information only.)

Yours faithfully

A handwritten signature in black ink, appearing to be 'CB' 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 the 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 held on 19 December 2022; and to authorise the Chair to sign them as a true record (see attached).
- 5. Minute Action Sheet**
To consider a report on actions taken by officers on resolutions or recommendations made at previous meetings (see attached).
- 6. 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.
- 7. Kendal Town Council Flood Relief Scheme Working Group**
To receive an update on the activities of the Working Group.
- 8. Planning Applications**
To consider planning applications received from South Lakeland District Council and Cumbria County Council (*see attached*).

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, 19 December 2022, at 7.00 p.m., in the Council Chamber at the Town Hall, Highgate, Kendal.

Cllr A Campbell	Absent	Cllr A Finch	Present
Cllr J Cornthwaite	Present	Cllr H Ladhams (Vice-Chair)	Present
Cllr L Edwards	Apologies	Cllr D Miles	Present
Cllr D Evans	Present	Cllr D Rathbone (Chair)	Present

In Attendance: Chris Bagshaw (Town Clerk) and Inge Booth (Democratic Services Assistant).

P98/2022 Apologies

An apology for absence was received and accepted from Cllr L Edwards.

P99/2022 Declarations of Interest

No declarations of interest were raised.

P100/2022 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P101/2022 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes of the previous meeting of the Planning Committee held on 5 December 2022 and to authorise the Chair to sign them as a true record.

P102/2022 Planning Process and Issues

The Chair suggested that any outstanding actions on resolutions from previous meetings should be included on the action sheet which was being developed for inclusion on forthcoming agendas. He was keen for this to commence in the new year and, in particular, stressed the importance of the production of a checklist containing relevant points for discussion during consideration of large housing developments in order to simplify the Committee's work and enable it to be more cogent in its responses.

Resolved: To include an action sheet in relation to outstanding actions for inclusion on all forthcoming agendas for meetings of the Planning Committee.

P103/2022 Kendal Town Council Flood Relief Scheme Working Group

Cllr J Cornthwaite, Chair of the Kendal Town Council Flood Relief Scheme Working Group, informed the Committee that, the Environment Agency representative having been unable to attend the planned meeting on 7 December 2022, the Group had instead met in the Mayor's Parlour and had an enjoyable discussion on events which had taken place over the year and scheme management. The importance of reassurance that the rest of the work would be finalised by 2024/25 had been raised. No further meetings had yet been scheduled, however, in response to a query, Cllr Cornthwaite informed the Committee that future plans were to pursue connectivity between green spaces. In response to a further query, he confirmed that the Council had recently purchased riverbank land from Beezon Fields (north of the railway bridge) to Sandy Meadows nature area, and this formed a part of the whole scheme of riverside connectivity from Scroggs Wood to Shap Road, which was affected by the Flood Relief Scheme.

Resolved: To note the verbal update.

Members were further being asked to endorse a proposal that the Council suggested Chantry Gardens as its preferred re-location for the water fountain (disconnected) at the Aynam Road end of Jennings Yard Bridge.

Resolved: To endorse the proposal that the Council suggests Chantry Gardens as its preferred re-location for the water fountain (disconnected) at the Aynam Road end of Jennings Yard Bridge.

P104/2022 Planning Applications

The Committee considered the Planning Applications shown in Appendix 1 to these minutes.

Resolved: To submit the recommendations in Appendix 1 to these minutes to the Planning Authority.

The meeting closed at 7.28 p.m.

Kendal Town Council

Responses from Planning Committee: 19 December 2022

Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
1	SL/2022/1067	Westmorland General Hospital, Burton Road, Kendal Single-story extension with plant room at roof level to provide MRI & CT diagnostic facilities increasing the hospital capacity	Oxenholme	20 December	No Material Objections provided that there is a contribution to net biodiversity gain as required by DM4, for example a sedum roof.
2	SL/2022/1029	The Factory Brews Ltd, 5 Aynam Road, Kendal Proposed rear canopy / covered outdoor space	Mintsfeet	26 December	No Material Objections provided that there is a contribution to net biodiversity gain as required by DM4 and that the Conservation Officer is satisfied that the proposed glass roof does not compromise the visual amenity of the Conservation Area.
3	SL/2022/1081	7 Collinfield, Kendal Replacement single storey rear extension	Stonecross	27 December	No Material Objections provided that the issues raised by the neighbour response are addressed by a smaller rooflight over the living room and sound-proofing in the adjoining wall and that there is a contribution to net biodiversity gain as required by DM4

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
4	SL/2022/1077	<p>Land off Brigsteer Road, Kendal</p> <p>Discharge of conditions 12 (Traffic Scheme), 13 (Footpath Link), 14 (Footpath Crossover), 15 (Emergency Vehicle Access) and 27 (Noise Level Report) attached to planning permission SL/2020/0783</p>	Highgate	27 December	<p>No Material Objections with regard to Conditions 12, 13 and 14 provided that action has been taken to conform with South Lakeland District Council planning conditions, however, the Committee does not feel confident in passing comment owing to the inadequate nature of the map provided.</p> <p>No Material Objections with regard to Condition 15 from the plan shown.</p> <p>No Material Objections with regard to Condition 27 being discharged as per the report provided.</p>

Planning Committee - Minute Action Sheet - as at 03-01-23							
Meeting Date	Minute No.	Title	Action (Resolution)	Officer Responsible	Deadline, if any	Date Actioned	Comments
05/12/2022	P95/2022	Planning Process and Issues	Production of checklist containing relevant points for discussion during consideration of large housing developments.	CB		03/01/2023	
			Arrange Planning training for Members.	CB			Ongoing.
19/12/2022	P102/2022	Planning Process and Issues	To include an action sheet in relation to outstanding actions for inclusion on all forthcoming agendas for meetings of the Planning Committee.	IJB	09/01/2023	03/01/2023	On agenda.
	P103/2022	Kendal Town Council Flood Relief Scheme Working Group	To endorse the proposal that the Council suggests Chantry Gardens as its preferred re-location for the water fountain (disconnected) at the Aynam Road end of Jennings Yard Bridge.	CB		03/01/2023	

Kendal Town Council

Applications for Planning Committee: 9 January 2023

Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
1	SL/2022/1092	<p>Rear of 37-39 Finkle Street, Kendal</p> <p>Change of use of rear of 37-39 Finkle Street to 3 cottages with a bin/recycling store and bicycle parking (Resubmission of SL/2022/0406)</p>	Fell	3 January	
2	SL/2022/0668	<p>Land adjacent to River Kent at Stockbeck and Gooseholme Park, Kendal</p> <p>Full Application for design changes to approved Phase 1 Kendal Linear Defences Scheme Ref: SL/2018/0925 to include construction of new pumping station including underground infrastructure, demolition of existing kiosk, erection of Motor Control Centre and electricity substation, linear defences in Reach F4, new outfall to River Kent and new hardstanding areas and associated landscaping areas incorporating SUDs within Gooseholme Park</p>	Nether / Mintsfeet	12 January	

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
3	SL/2022/1023	Garage site to the rear of Castle Garth, Kendal Demolition of eight existing garages and erection of a single new domestic dwelling	Mintsfeet	9 January	
4	SL/2022/1109	Town View Fields Hostel, Town View, Kendal Entrance ramp and accessible exit doors	Fell	16 January	
5	SL/2022/1120 & SL/2022/1121	Vestry at the United Reformed Church, 104 Highgate, Kendal Change of use of Vestry to a self contained holiday let (Use class C3) and associated works	Highgate	17 January	
6	SL/2022/1134	18 Teal Beck, Kendal Detached garage to the side of the property	Heron Hill	17 January	
7	SL/2022/1123	65 Serpentine Road, Kendal Installation of solar panels to the front & rear facing roofs	Fell	18 January	
8	SL/2022/1137	School House, 1 Castle Street, Kendal Replacement doors and windows	Mintsfeet	18 January	
9	SL/2022/1150	27 Westwood Avenue, Kendal Alterations to include new hipped roof to existing garage & kitchen with small rear extension	Kirkland	18 January	

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
10	SL/2022/1146 & SL/2022/1147	Wetherspoons, The Miles Thompson, Allhallows Lane, Kendal Increase the capacity for outdoor seating by closing off a portion of the pub's car park at the rear of the property (Retrospective)	Fell / Highgate	19 January	
11	SL/2022/1168	Brewery Arts, 118 - 120 Highgate, Kendal Essential replacement of 9 single glazed timber windows to Art rooms at first floor level & replacement of glazed timber screen and double doors at first floor level	Highgate	19 January	