

KENDAL TOWN COUNCIL

Planning Committee

Monday 4th February 2019 at 6.30 p.m.
in the Georgian Room the Town Hall, Kendal

PRESENT Councillors Douglas Rathbone (Chair), Alvin Finch (Vice Chair & Deputy Mayor), Dave Miles, Michele Miles, Jonathan Cornthwaite, and Graham Vincent

APOLOGIES Councillors Long and Gibson

OFFICERS Rose Tideswell (Temporary Council Secretary)

845/18/19 PUBLIC PARTICIPATION

Graham Harrison to make representations on the latest Environmental Agency papers with regard to the proposed wall along Aynam Road.

846/18/19 DECLARATIONS OF INTEREST

All members of the committee declared an interest in planning application No. 3 as the application was from KTC.

Councillor Cornthwaite declared an interest in planning application No. 1 as he is the ward councillor.

Councillor Rathbone declared an interest in planning application No. 5 as he is an elder of the URC Church group, he took no part in the discussions.

847/18/19 MINUTES OF MEETING HELD ON 21st JANUARY 2019

Members considered the minutes of the Committee meeting held on 21st January 2019.

Councillor Cornthwaite proposed that the minutes be accepted as a correct record. This was seconded by Councillor Michele Miles and carried unanimously.

RESOLVED That the minutes of the meeting held on 21st January 2019 be accepted as a correct record, and signed by the Chair.

848/18/19 MATTERS ARISING

None

849/18/19 ANY OTHER BUSINESS

None

850/18/19

REPRESENTATION FROM MR. HARRISON

Mr. Harrison made representation to the committee with regard the Environmental Agency, Kendal flood relief, latest submissions on the proposed wall along Aynam Road. The construction of a 4ft to 5ft high wall along Aynam Road, which will obscure the view of the Parish Hall and Church along the river for residents and householders alike. He proposed that some parts of the wall be constructed in glass. He provided the committee with a paper photo of such a design. Councillor Rathbone thanked Mr Harrison for his comments and, after discussion, proposed that a way forward would be for the KTC to specifically raise this at the upcoming Councillors' update briefing with the Environment Agency and for a written submission to go to SLDC. The wording of this was agreed. See below for submission.

851/18/19

PLANNING APPLICATIONS

Members considered Planning Applications submitted for consultation purposes by the local planning authority, South Lakeland District Council.

RESOLVED

That having considered the applications outlined in the schedule, the recommendations in Appendix I attached to these minutes be made to South Lakeland District Council.

The meeting ended at 7:25 pm

Signed

Dated

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	Advertisement 0957	Unit 2, 2 Mintsfeet Road South, Kendal Fascia sign	05.02.2019	No Objections
2	Advertisement 0029	15-17 Stricklandgate, Kendal Replacement non-illuminated fascia and hanging signs	07.02.2019	No Objections
3	FPA 0020	South Lakeland House, Lowther Street, Kendal Installation of a green wall system to the Lowther Street elevation of the Council offices	07.02.2019	Some Objections See below
4	FPA 0023	21 Stricklandgate, Kendal Replacement of existing shop façade to incorporate a new double automated door	07.02.2019	Objections See below
5	FPA 1010 & 1011	104 Highgate, Kendal Conversion of Church (Use class D1) to form either 22 serviced apartments (sui generis) or 22 flats (C3), including the demolition of a single storey lean-to-extension on the western side of the building and its replacement with a single-storey extension, alongside internal and external alterations	04.02.2019	Objections See below
6	FPA 0806	Land at High Sparrowmire, Kendal Hybrid application for the erection of 24 affordable dwellings (Full Planning Application) and 2 dwellings (Outline)	05.02.2019	Objections See below

Item 3 Comments**South Lakeland House, Lowther Street, Kendal. Installation of a green wall.**

The Committee has concerns regarding Health & Safety from the watering aspect, and therefore ice, and that an overall Health & Safety report has not been undertaken. With regard to council and public safety, a Health & Safety report would seek to address the Committee's realistic concerns. This item was also constrained by a conflict of interest by all members of the Committee as the application was from Kendal Town Council.

Item 4 Comments**21 Stricklandgate, Kendal. Replacement of existing shop façade.**

The Committee has concerns that the design and access statement does not enhance the buildings appearance. This has a detrimental effect on the character of the area and the overall commercial street view.

Item 5 Comments**104 Highgate, Kendal. Conversion of Church.**

The Committee has already objected to this application with regard to parking issues and the lack of affordable housing for local residents. As there is no change to these issues the Committee's concerns are still there and when we have answers to these they will look again at the plans.

Item 6 Comments**Land at High Sparrowmire, Kendal. Application to erect 24 affordable dwellings.**

The Committee understand, in good faith, that notice has been served for the relevant small parcel of land and have no objections to this, assuming that there are no hidden changes to the plan. However, the Committee wishes to take this opportunity to reiterate the original reasons for making strong objections to the original application. In addition, the Committee will expect to be made aware of any future applications for changes or enlargements of this development in due course.

Written submission for SLDC.

Having had receipt of the latest information posted in the SLDC website with regard to the flood relief plan for Kendal Plan SL/2018/0925 we strongly raise objections to the proposed implementation of a solid wall which would in parts be to up to 5ft, according to different gradients, along the river next to Aynam Road. This strength of feeling extends throughout the committee as a whole and we propose that the EA seriously looks at the possibility of amending their proposal to construct the wall of stone and glass. To this end a photo example of such a dual stone fascia and glass wall is attached. The committee wish to raise this point here for SLDC consideration and to have it addressed at a future EA update.