

KENDAL TOWN COUNCIL

Planning Committee

Monday 4th March 2019 at 6.00 p.m.

in the SLDC Chairman's Room the Town Hall, Kendal

- PRESENT** Councillors Douglas Rathbone (Chair), Alvin Finch (Vice Chair & Deputy Mayor), Dave Miles, Michele Miles, Jonathan Cornthwaite, Susanne Long, Pat Gibson and Graham Vincent
- APOLOGIES** None
- OFFICERS** Rose Tideswell (Temporary Council Secretary)
- 910/18/19 PUBLIC PARTICIPATION**
- Paul Naylor, 39 High Sparrowmire, Kendal.
- Richard Smith, 18 Moorfield Close, Kendal.
- Both to make representations on the FPA 0138 proposal for the Land to the West of High Sparrowmire and Kettlewell Road, Kendal. An off-site surface storage basin.
- 911/18/19 DECLARATIONS OF INTEREST**
- Councillor Graham Vincent declared an interest in agenda item 6 (Land enquiry to the right of No. 42 Rinkfield, Kendal and planning application No. 7 and 10. He took no part in these discussions.
- 912/18/19 MINUTES OF MEETING HELD ON 18th FEBRUARY 2019**
- Members considered the minutes of the Committee meeting held on 18TH February 2019.
- Councillor Cornthwaite proposed that the minutes be accepted as a correct record. This was seconded by Councillor Gibson and carried unanimously.
- RESOLVED** That the minutes of the meeting held on 18th February 2019 be accepted as a correct record, and signed by the Chair.
- 913/18/19 MATTERS ARISING**
- FPA 0020 South Lakeland House, Lowther Street, Kendal. Installation of a green wall.**
- Installation of a green wall system to the Lowther Street elevation of the Council offices
- The Committee had concerns regarding Health & Safety from the watering aspect, and therefore ice, and that an overall Health &

Safety report with regard to council and public safety had not been undertaken,

Helen Moriarty gave the committee feedback with regard to their and CCC comments about watering and Health & Safety.

In the current application, the watering of the green wall would be integrated and regulated by SLDC internally. However, KTC is considering the possibility of collecting water from the roof of the building for the watering of the wall. As the tender has not gone out this added criteria with companies asked, "can you deliver within this criteria using recycled water". 25% of the tendering process is attached to the quality of work = watering system and Health & Safety and ongoing maintenance by a contractor who can show this.

Helen hoped this report reassured the committee that the watering of the green wall could be achieved with recycled water with the contractor maintaining the wall and the Health & Safety issues will be sorted within the 10K tendering process.

Councillor Rathbone asked the committee if the problems they highlighted had been addressed by the presentation. Councillor Cornthwaite sort reassurance that the tender process would reveal the best to go for and asked if Helen had seen a green wall? She has.

Councillor Rathbone stated that the committee was satisfied and Councillor Finch thanked Helen for attending and addressing the Committee's concerns, which they believe will be addressed within the tendering process.

914/18/19

REPRESENTAION FROM MR. P. NAYLOR & MR. R. SMITH

Paul Naylor, 39 High Sparrowmire, Kendal.
Richard Smith, 18 Moorfield Close, Kendal

Both made representations on the FPA 0138 proposal for the Land to the West of High Sparrowmire and Kettlewell Road, Kendal. An off-site surface storage basin.

Paul Naylor gave a very informed short talk on the facts surrounding the alleged storage basin's betterment and concerns with regard to the Health & Safety especially concerning children.

Richard Smith also talked about the Health & Safety aspect and that the Hallgarth drainage system cannot cope now and with the proposed extra 24 dwellings, this off-site surface storage basin is not the answer.

Attached to the minutes page 1 & 2 of their report.

915/18/19 LAND ENQUIRY TO THE RIGHT OF NO 42 RINKFIELD, KENDAL

The committee considered the application to purchase the land as shown on the attached plan edged red and decided to object because this small parcel of land is part of the local community. It houses the community notice board and makes an attractive entrance to the estate. Its sale would have a detrimental impact on the character and appearance of the area. It would also create an unwanted precedent.

916/18/19 ANY OTHER BUSINESS

None

917/18/19 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 7:28 pm

Signed

Dated

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA 0082	2 Kentrigg, Kendal Single storey extension	06.03.2019	No Objections As long as not un-neighbourly
2	FPA 0091	4 Town View, Kendal Removal of shrub border and formation of hardstanding for car parking	06.03.2019	Objections See notes below
3	FPA 0083	29-33 Finkle Street, Kendal Refurbishment of shopfront	07.03.2019	No Objections
4	FPA 0108	Spital Farm, Appleby Road, Kendal Installation of stone access tracks and hard standing for 20 touring caravan pitches	07.03.2019	Objections See notes below
5	FPA 0110	29 Lowther Street, Kendal Remove existing cement render to south (rear) elevation and reinstate original lime render, replace rotten beams and re-plaster interior	07.03.2019	No Objections
6	FPA 0109	8 Thorny Hills, Kendal Replacement of internal fixtures, replacement roof light and removal of hazardous materials	07.03.2019	No Objections
7	FPA 0064	Management Suite, Westmorland Shopping Centre, Kendal Formation of 60 bedroom hotel with alterations to three public entrances	07.03.2019	No Objections See notes below
8	Advertisement 0129	WHSmith, 44-46 Stricklandgate, Kendal Installation of 4 non-illuminated fascia signs and 1 non-illuminated hanging sign	11.03.2019	No Objections Though it was noted the consultation period has not yet

				ended
9	FPA 0124	MD Laundry Machines (Kendal) Ltd, Parkside Business Park, Parkside Road, Kendal Change of use of building from use class B1/B8 (business/storage or distribution) to use class D2 (assembly and leisure)	11.03.2019	Objections See notes below
10	FPA 0138	Land to the West of High Sparrowmire and Kettlewell Road, Kendal Off-site surface storage basin to help reduce the extent of flooding experienced during times of extreme rainfall to the front of nos. 102 and 104 Low Garth	12.03.2019	Objections See notes below & attachments provided by Paul Naylor from High Sparrowmire
11	FPA 0135	22 Kirkbie Green, Kendal Conversion of garage into living accommodation	14.03.2019	No Objections
12	FPA 0158	25 Fowl Ing Lane, Kendal Detached garage and workshop	18.03.2019	Objections See notes below

Item 2) FPA 0091 Comments**4 Town View, Kendal. Removal of shrub border and formation of hardstanding for car parking.**

The Committee has strong concerns over the impact on the character and appearance of the area given the historic nature of the houses and the unique location to Maudes Meadow and that this impact would extend to the community as a whole. It therefore strongly objects.

Item 4) FPA 0108 Comments**Spital Farm, Appleby Road, Kendal. Installation of stone access tracks and hard standing for 20 touring caravan pitches.**

The Committee's objection is in line with the Highways objections on traffic and access issues. The applicant has not complied with request for a design and access statement or an access layout plan; this omission is indicative of an overall disregard of the planning process. The committee can not look further until these are provided. We also object on the basis of the possibility of "planning permission creep".

Item 7) FPA 0064 Comments

Management Suite, Westmorland Shopping Centre, Kendal. Formation of 60-bedroom hotel with alterations to three public entrances.

The Committee supports the idea of providing hotel space to increase tourism and footfall to enjoy the current and future amenities of Kendal and note that the space concerned is not currently in use or occupied. The committee was however disappointed that there was no offer to talk through the plans which the committee struggled at times to understand in order for them to reach a decision.

Item 9) FPA 0124 Comments

MD Laundry Machines (Kendal) Ltd, Parkside Business Park, Parkside Road, mire, Kendal. Change of use to building from use class B1/B8 (business/storage or distribution) to use class D2 (assembly and leisure).

The Committee has already objected to this application with regard to parking issues. As there is no change to these issues the Committee's concerns still exist.

Item 10) FPA 0138 Comments

Land to the West of High Sparrowmire and Kettlewell Road, Kendal. Off-site surface storage basin to help reduce the extent of flooding experienced during times of extreme rainfall to the front of nos. 102 and 104 Low Garth

The Committee has already objected to the previous applications made on more than one occasion. This application is not fit for purpose and does not solve flooding or drainage problems. It does not mitigate the flood relief and has a significant impact on the community and other services. It does not ameliorate the existing flood risk and there are serious material considerations that require addressing with the existing drainage of Hallgarth not merely to be further exacerbated by new buildings.

This proposal does not solve the drainage issues regarding the original application (0806) for 24 houses. The drainage, as a whole needs to be addressed rather than this individual attempt to do so. Also with an artificial storage facility comes Health & Safety issues for the community such as water borne diseases and risk of drowning. The Committee does not see that this application solves the drainage problem as a whole and as there is no change to these issues the Committee's concerns are still extant and it strongly objects.

Item 12) FPA 0158 Comments**Detached garage and workshop**

The committee would like the applicant to resubmit plans showing proposal within the curtilage of the land to give an indication as to the impact on the area. The committee assumes that, as it is not included in the application there will be no electric in the garage and workshop and the outbuildings would be for residential use only. However this is only an assumption.