

KENDAL TOWN COUNCIL

Planning Committee

Monday 20th May at 6.30 p.m.

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

- PRESENT** Councillors Rathbone (Chair), Dave Miles, Michele Miles, Jonathan Cornthwaite and Pat Gibson
- APOLOGIES** Councillors Susanne Long and Alvin Finch
- OFFICERS** Rose Tideswell (Temporary Council Secretary)
- 015/19/20 PUBLIC PARTICIPATION**
None
- 016/19/20 DECLARATIONS OF INTEREST**
None
- 017/19/20 MINUTES OF MEETING HELD ON 13th May 2019**
- Members considered the minutes of the Committee meeting held on 13th May 2019.
- The minutes were agreed subject to the amendment that Councillor S. Long had given her apologies prior to the 13th May meeting. Councillor P. Gibson proposed that the minutes be accepted as a correct record. This was seconded by Councillor Cornthwaite and carried unanimously.
- RESOLVED** That the minutes of the meeting held on 13th May 2019 be accepted as a correct record, and signed by the Chair.
- 018/19/20 MATTERS ARISING**
- Minute 1144/18/19** in AOB
- Councillor Rathbone raised the issue of a previous planning application that the committee had reservations with, that has since had amended. The application was deemed not to be of material difference & was not required to resubmit to the planning committee. Councillor Rathbone is to liaise with the Chair of SLDC planning committee so that these issues can be discussed at KTC planning committees in the future.*
- Councillor Rathbone raised this issue with the chair of SLDC planning committee, and this issue will be raising this with the Chief Planning officer for SLDC on 21st May, Councillor Rathbone will report any progress to the Kendal Planning Committee.

019/19/20

**UPDATED SLDC PLANNING VALIDATION REQUIREMENTS
MAY 2019 CONSULTATION DOCUMENT (see attached)**

Given that there is a 6-week consultation period, the committee highlighted the sections to be looked at and this document is to be deferred to the 3rd June meeting.

020/19/20

**LDNPA REGULATION 19 PUBLICATION OF PRE-SUBMISSION
LOCAL PLAN (see attached)**

The committee raised concerns that where Kendal Town Council borders the Lake District National Park, changes to land use may impact on people resident in Kendal - both living and working in the Town - and impact on local amenities/space for e.g. Kendal Town Green residents have a right to the space. The committee will continue to raise issues where they impact on Kendal Town Council and will consult to see if there are further comments to be made. The committee are aware of the concluding date.

021/19/20

ANY OTHER BUSINESS

Councillor Rathbone raised the fact that the Kendal Town Council Flood Relief Scheme Working Group item had been omitted from the agenda.

Councillor Cornthwaite advised the committee that the next meeting is on 29th May and that he will disseminate any relevant points to the committee.

022/19/20

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 7.35pm

Signed

Dated

KENDAL TOWN COUNCIL

Applications for Planning Committee: 20th May 2019

Appendix 1

| No. | App No./ Type | Address/ Proposed Development | Comments To SLDC | Observations/ Recommendations |
|-----|-----------------------------|---|---------------------|--|
| 1 | FPA 0346 | 8 Thorny Hills, Kendal Variation of condition 1 (approved plans) attached to listed building consent SL/2015/0018 (Retention of replacement roof lights, replacement of glass slates with roof lights, retention of replacement satellite dish, retention of roof vent cowls, proposed boiler flues and handrail) | 30.05.2019 | Objections See comments |
| 2 | FPA 0349 | 23 Laurel Gardens, Kendal Two storey side and rear extension with Juliet balcony, extension into existing garage, extension of front porch and single storey rear extension | 04.06.2019 | No Objections |
| 3 | FPA 0242 | 78 Gillinggate, Kendal Alteration to ground floor rear window opening, creation of opening for bi-folding door to ground floor side elevation, replacement rear windows and door and two new Velux windows to ground and first floor west facing roof slopes. | 04.06.2019 | No Objections See Comments |
| 4 | FPA 0366 | 65 Kendal Green, Kendal Installation of new windows, roof lights, front door, guttering, down spouts and soil pipe. Formation of parking area to front and erection of fence on top of boundary wall. | 04.06.2019 | No Objections to the alterations however objections to the proposed parking area. See Comments |
| 5 | NP 0020 | Unit 1 Parkside Business Park, Parkside Road, Kendal Proposed upgrade of existing base station installation | 03.06.2019 | Held over until June 3rd meeting |

Kendal Town Planning Committee's comments below

Item 1 FPA 0346 – 8 Thorny Hills, Kendal

Variation of condition 1 (approved plans) attached to listed building consent SL/2015/0018 (Retention of replacement roof lights, replacement of glass slates with roof lights, retention of replacement satellite dish, retention of roof vent cowls, proposed boiler flues and handrail)

The committee is wary of any variation of condition 1, without significant justification, given the valuable historic nature of this location. It wishes to underline that the applicant should comply with the agreed Kendal Conservation Area Conditions regarding material and roofing.

Item 3 FPA 0242 – 78 Gillinggate, Kendal. Single storey side extension

Alteration to ground floor rear window opening, creation of opening for bi-folding door to ground floor side elevation, replacement rear windows and door and two new Velux windows to ground and first floor west facing roof slopes.

Whilst the Committee applauds the use of wood, they would strongly suggest/encourage the use of more traditional materials in respect of the bi folding door and the rear window.

Item 4 FPA 0366 – 65 Kendal Green, Kendal

Installation of new windows, roof lights, front door, guttering, down spouts and soil pipe. Formation of parking area to front and erection of fence on top of boundary wall.

The committee has no objections in principle to the alterations as long as the final plans use materials in keeping with the Kendal Conservation Area, which is not in the original plans. Anything else would have a detrimental effect on the character and appearance of the area which is integral to the character of Kendal.

The committee strongly agrees with one neighbour's negative comments, regarding the parking area to the front, which the committee has concerns would alter the appearance and character of the area significantly. This is not warranted and was felt to be almost inexplicable in our discussions. The committee feels that both the charging point, to be lauded in principle, and proposed parking area could effectively be provided at the rear of the building without permanently damaging this area of conservation.