

# KENDAL TOWN COUNCIL

## Planning Committee

Monday 3<sup>rd</sup> June at 6.30 p.m.

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

- PRESENT** Councillors Rathbone (Chair) Alvin Finch (Vice Chair) Dave Miles, Michele Miles, Jonathan Cornthwaite, Pat Gibson & Graham Vincent.
- APOLOGIES** Councillor Susanne Long
- OFFICERS** Rose Tideswell (Temporary Council Secretary)
- 055/19/20 PUBLIC PARTICIPATION**  
None
- 056/19/20 DECLARATIONS OF INTEREST**  
Councillor Rathbone appendix one application one was approached for pre application comments; he took no part in the discussions. Councillor Vincent matters arising minute 020/19/20 declared an interest, as he was involved at the early stages as a SLDC councillor, he took no part in the discussions.
- 057/19/20 MINUTES OF MEETING HELD ON 20<sup>th</sup> May 2019**  
  
Members considered the minutes of the Committee meeting held on 20<sup>th</sup> May 2019.  
  
Councillor Cornthwaite proposed that the minutes be accepted as a correct record. This was seconded by Councillor Michele Miles and carried with two abstentions.
- RESOLVED** That the minutes of the meeting held on 20<sup>th</sup> May 2019 be accepted as a correct record, and signed by the Chair.
- 058/19/20 MATTERS ARISING**  
  
**Minute 020/19/20 LDNPA REGULATION 19 PUBLICATION OF PRE-SUBMISSION LOCAL PLAN**  
  
Councillor Gibson raised the issue discussed at the previous planning meeting of. (*The committees 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*). Councillor Gibson reiterated the need for significant environmental controls as this was not a small development but a very large development adjoining Kendal with a substantial environmental impact. Access along Greenside and Kirkbarrow would considerably increase and a

strategic plan would be required going forward. The committee noted the comments as a way to proceed and the Chair is to highlight the committees concerns to the SLDC portfolio holder.

**059/19/20 KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP**

Councillor Cornthwaite advised the committee that the next meeting is on 6<sup>th</sup> June and that the minutes will be submitted with the next planning agenda.

**060/19/20 UPDATED SLDC PLANNING VALIDATION REQUIREMENTS MAY 2019 CONSULTATION DOCUMENT (see attached)**

The committee noted the document and agrees with the wording.

**061/19/20 CCC NOTICE OF PLANNING PERMISSION REF 5/19/9002: 1 STRAWBERRY FIELDS, KENDAL, LA9 7TA (see attached)**

The committee noted the report and was pleased that their comments had been addressed especially the access to the public footpath.

**062/19/20 CCC NOTICE OF PLANNING PERMISSION REF 5/19/9004: KENDAL WASTEWATER TREATMENT WORKS, WATTSFIELD ROAD, KENDAL, LA9 5JN (see attached)**

Report noted

**063/19/20 ANY OTHER BUSINESS**

**Enquiry from the owner of 1 Low Mead requesting the purchase of land adjacent to land at 1 Low Mead, Hallgarth.** The committee has no objections providing the parcel of land has been assessed as not blocking any future development or access.

Four letters from Kendal Swifts requesting that swift blocks be situated in the proposed planning applications, one applications was considered on this appendix 1.

**064/19/20 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 7.30pm

Signed .....

Dated .....

KENDAL TOWN COUNCIL  
Applications for Planning Committee: 3<sup>rd</sup> June 2019

## Appendix 1

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	PN <a href="#">0020</a>	<b>Unit 1 Parkside Business Park, Parkside Road, Kendal</b> Proposed upgrade of existing base station installation	03.06.2019	<b>No Objections</b>
2	FPA <a href="#">0335 &amp; 0336</a>	<b>75 Highgate, Kendal</b> Conversion of first, second and attic floors to form two self-contained flats	06.06.2019	<b>No Objections</b>  Provided minimum space standards are adhered to and external details are retained with suitable material for a conservation area being used.
3	FPA <a href="#">0108</a>	<b>Spital Farm, Appleby Road, Kendal</b> Change of use of agricultural land to touring caravan park (20 pitches) and installation of stone access tracks and hard standing.	06.06.2019	<b>Objection</b>  See comments below
4	FPA <a href="#">0328</a>	<b>6 River Bank Road, Kendal</b> First floor extension above garage incorporating dormer and enclosed balcony	08.06.2019	<b>No Objections</b>
5	FPA <a href="#">0374</a>	<b>12 Aldercroft, Kendal</b> Two storey rear extension	08.06.2019	<b>No Objections</b>
6	FPA <a href="#">0380</a>	<b>164 Vicarage Drive, Kendal</b> Demolition of single storey attached garage and erection of a two storey extension with glazed balcony	08.06.2019	<b>No Objections</b>  The Committee endorses the letter from Kendal Swift's as part of the 'Swifts in the Community' comments for this application.

7	FPA <a href="#">0215</a>	<b>Black Swan Hotel, Allhallows Lane, Kendal</b> Replacement windows to front elevation	13.06.2019	<b>Objections</b>  See comments
8	FPA <a href="#">0235</a>	<b>Unit 16 Castle Mills Business Park, Aynam Road, Kendal</b> Alterations in association with change of Use from Class B1 (Business) to Class A4 (Drinking Establishments)	12.06.2019	<b>No Objections</b>
9	FPA <a href="#">0381</a>	<b>108-110 Highgate, Kendal</b> Formation of new doorway to front elevation of retail unit to provide access to existing first floor flat and installation of replacement window frames to first floor	20.06.2019	<b>Held over until June 17<sup>th</sup> meeting</b>
10	FPA <a href="#">0304</a>	<b>59 Windermere Road, Kendal</b> Refurbishment, demolition of single storey rear extension and erection of replacement two storey rear extension and replacement upvc windows and external doors	20.06.2019	<b>Held over until June 17<sup>th</sup> meeting</b>
11	FPA <a href="#">0806</a>	<b>Land at High Sparrowmire, Kendal</b> Hybrid application for the erection of 24 affordable dwellings full planning application and 1 dwelling (Outline) (Amended Scheme)	14.06.2019	<b>Objections</b>  See comments

### **Kendal Town Planning Committee's comments below**

#### **Item 3 [FPA 0108](#) – Spital Farm, Appleby Road, Kendal**

#### **Change of use of agricultural land to touring Caravan Park (20 pitches) and installation of stone access tracks and hard standing.**

The Committee's objection is the same as the original application these comments have not been addressed and the committee continues to object to this application as it stands despite production of a design and access statement, and 'permission creep' is still a strong worry which we oppose." (*March 4<sup>th</sup> comments 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 cannot look further until these are provided. We also object based on the possibility of "planning permission creep"*).

**Item 7 FPA 0215 – Black Swan Hotel, Allhallows Lane, Kendal****Replacement windows to front elevation**

The committee objects strongly about the materials, design and appearance of the windows as currently proposed under the amended application. Due to the buildings age, importance and prominent position in the conservation area it should be in keeping with the surrounding buildings and original materials in keeping with the Kendal Conservation Area - This is in contrast to the original application, which the committee received favourably.

**Item 11 FPA 0806 – Land of High Sparrowmire, Kendal****Hybrid application for the erection of 24 affordable dwellings full planning application and one dwelling (Outline) (Amended Scheme).**

The committee notes with regret and disappointment the removal of one self-build property from the original application and we wish to register our strong desire that this does not adversely change the environmental sustainability of the project.

The committee also expresses disappointment that the applicants have not addressed the previous issues we raised in objection in our original comments of February 4<sup>th</sup> & additionally comments of March 4<sup>th</sup> for application SL/2018/0138.

(February 5<sup>th</sup> SL/2018/0806 “Comments

*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.”*

(March 4<sup>th</sup> comments “SL/2018/0138 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.”)*