

# KENDAL TOWN COUNCIL

## Planning Committee

Monday 1<sup>st</sup> July at 6.00 p.m.

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

- PRESENT** Councillors Douglas Rathbone (Chair) (Vice Chair) Dave Miles, Michele Miles, Jonathan Cornthwaite, Pat Gibson & Graham Vincent.
- APOLOGIES** Councillor C Rowley
- OFFICERS** Rose Tideswell (Temporary Council Secretary)
- 137/19/20** **PUBLIC PARTICIPATION**  
None
- 138/19/20** **DECLARATIONS OF INTEREST**  
Councillor Vincent and Gibson declared an interest in planning application No. 1 – [0398](#) Land to the South of Underbarrow Road, Kendal. Councillor Vincent was part of a team involved in identifying the land as potential for residential use. Councillor Gibson is part of the Fellside Forum Community Group that opposes this application in its present form. They took no part in the discussions.
- 139/19/20** **MINUTES OF MEETING HELD ON 17<sup>th</sup> June 2019**  
  
Members considered the minutes of the Committee meeting held on 17<sup>th</sup> June 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 17<sup>th</sup> June 2019 be accepted as a correct record, and signed by the Chair.
- 140/19/20** **MATTERS ARISING**  
  
None
- 141/19/20** **KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP**  
  
Councillor Cornthwaite presented the notes from the 10<sup>th</sup> June meeting which was a presentation on Glass Wall Construction. There is a site visit along the footway/cycleway with the next meeting on the 25<sup>th</sup> June 2019. He advised the committee that SLDC planning application SL/2018/925 had been approved and the Environmental Agency informed.

**142/19/20 LDNPA CONSULTATION ON LANDSCAPE SUPPLEMENTARY PLANNING DOCUMENT**

The committee noted the document

**143/19/20 APPEAL UNDER SECTION 78 (INFORMAL HEARING) – NATLAND MILL BECK LANE, KENDAL – REF SL/2018/1032**

The committee noted the Informal Appeal dates.

**144/19/20 ANY OTHER BUSINESS**

The Leader of the Council Councillor G. Archibold informed the committee that SLDC had agreed the SL2018/0925 planning application Phase 1 Kendal Linear Defences.

Councillor H. Ladhams is to be proposed to be a member of the KTC planning committee at Full Council today 1<sup>st</sup> July.

**145/19/20 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 7.20pm

Signed .....

Dated .....

## KENDAL TOWN COUNCIL

Applications for Planning Committee: 1<sup>st</sup> July 2019

Appendix 1

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA <a href="#">0398</a>	<b>Land to the South of Underbarrow Road, Kendal</b> Residential development for 84 dwellings	01.07.2019	<b>Objection</b> See notes below
2	FPA <a href="#">0421</a>	<b>33 Parr Street, Kendal</b> Replacement windows to front elevation and alterations to attached rear garage to form living accommodation including installation of roof lights.	01.07.2019	SLDC Portal down KTC request an extension as next meeting is not until 15/7/19
3	FPA <a href="#">0456</a>	<b>5B Captain French Lane, Kendal</b> Change of use from dwelling (Use Class C3) to a dental surgery (Use Class D1) and installation of replacement of windows	04.07.2019	<b>No Objection</b> Provided traditional materials are used The committee welcomes another Dentist surgery
4	FPA <a href="#">0473</a>	<b>4 Ruskin Close, Kendal</b> Side and rear single storey and first floor extension	04.07.2019	SLDC Portal down KTC request an extension as next meeting is not until 15/7/19
5	LISTED <a href="#">0469 &amp; 0470</a>	<b>9A Coach House, Thorny Hills, Kendal</b> Single storey side extension to form orangery	04.07.2019	SLDC Portal down KTC request an extension as next meeting is not until 15/7/19
6	FPA <a href="#">0439</a>	<b>11 Finkle Street, Kendal</b> Installation of replacement ATM and new glazing panels	08.07.2019	<b>No Objection</b>
7	FPA <a href="#">0458</a>	<b>66 Larch Grove, Kendal</b> Conversion of side garage to living accommodation	08.07.2019	SLDC Portal down KTC request an extension as next meeting is not until 15/7/19
8	FPA <a href="#">0479</a>	<b>British Telecom, Blackhall Road, Kendal</b> Installation of 3 no. antennas, 2 no. freestanding poles, 3 no. antenna 'yoke' brackets, 6 no. junction boxes (BOBs boxes), 3 no. remote radio units (FRHFs) together with associated feeder cables and ancillary development	08.07.2019	<b>No Objection</b>

9	FPA <a href="#">0481</a>	<b>Unit 5 Kendal Fell Business Park, Boundary Bank Lane, Kendal</b> Single storey in-fill extension	08.07.2019	SLDC Portal down KTC request an extension as next meeting is not until 15/7/19
10	FPA <a href="#">0484</a>	<b>25-27 Lowther Street, Kendal</b> Structural stabilisation works including underpinning, anchoring and support to gable wall and roof truss of the rear wing of the building; re-alignment and addition of lateral braces to cast iron column in ground floor shed; repairs and replacements to defective structural timbers; re-building of leaning chimney stack; and removal of asbestos linings and other finishes, redundant machinery, services and fittings	10.07.2019	<b>No Objection</b>
11	FPA <a href="#">0493</a>	<b>St Thomas C of E School, Kendal Green, Kendal</b> Replacement and improvements to boundary fencing and gates	10.07.2019	<b>No Objection</b> Provided the fencing is in keeping with other schools in the local area.
12	FPA <a href="#">0486</a>	<b>Unit 6 Dockray Hall Industrial Estate, Dockray Hall Road, Kendal</b> Change of use to café & takeaway	11.07.2019	<b>No Objection</b>
13	Advertisement <a href="#">0487</a>	<b>Unit 6 Dockray Hall Industrial Estate, Dockray Hall Road, Kendal</b> Non-illuminated wall sign	12.07.2019	<b>No Objection</b>
14	FPA <a href="#">0458</a>	<b>66 Larch Grove, Kendal</b> Extension to front of existing garage to form living accommodation, extension to rear to form extended external balcony and formation of new parking area to the front	12.07.2019	SLDC Portal down KTC request an extension as next meeting is not until 15/7/19
15	FPA <a href="#">0501</a>	<b>27 Wattsfield Road, Kendal</b> Two storey side and rear extension	12.07.2019	SLDC Portal down KTC request an extension as next meeting is not until 15/7/19
16	FPA <a href="#">0381</a>	<b>108-110 Highgate, Kendal</b> (amended plans) 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	12.07.2019	SLDC Portal down KTC request an extension as next meeting is not until 15/7/19

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

**Item 1 FPA 0398 – Land to the South of Underbarrow Road, Kendal**

Residential development for 84 dwellings.

The Committee's objections are listed below in no particular order:

The committee feels that the developers are not attempting to meet the 35% affordable housing quota, 15% is woefully below the council's expectations and vastly less than the local requirements of 35%.

No continuous footway is in the plans and therefore a green corridor on North edge of the site is required. "The required semi natural amenity green space" is not addressed.

A high standard of construction and energy efficiency has not been sufficiently addressed as required in the Brief.

The committee is disappointed at the lack of innovation with regard to renewable energy.

Assumptions on pedestrians' access to town is over optimistic which is liable to increase car usage in the area, this is made worse by the lack of public transport as outlined in the Brief.

No foot/cycleway provided.

The committee would be more amenable to supporting the development if there was a greater variety of building styles as there is not sufficient difference in form/scale/type in keeping with the local housing stock.

This committee feels that SLDC planning committee should not approve this application without confirmation from CCC & other authorities that sufficient capacity has been built in for all amenities and requirements e.g. schools/traffic/public transport etc. The increase in capacity which is needed as a result of this application, would seriously impact on the existing infrastructure.