

# KENDAL TOWN COUNCIL

## Planning Committee

**Monday 15<sup>th</sup> July 2019 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, Pat Gibson, Graham Vincent, C. Rowley and H. Ladhams.
- APOLOGIES** Councillors J. Cornthwaite
- OFFICERS** Rose Tideswell (Temporary Council Secretary)
- 196/19/20 PUBLIC PARTICIPATION**  
None
- 197/19/20 DECLARATIONS OF INTEREST**  
Councillor Gibson declared an interest in planning application FPA 0554, 41 Broad Ing Crescent, she left the room and took no part in the discussions..
- 198/19/20 MINUTES OF MEETING HELD ON 1<sup>st</sup> July 2019**  
  
Members considered the minutes of the Committee meeting held on 1<sup>st</sup> July 2019.  
  
Councillor Gibson 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 1<sup>st</sup> July 2019 be accepted as a correct record, and signed by the Chair.
- 199/19/20 MATTERS ARISING**  
  
None.
- 200/19/20 KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP**  
  
In the absence of Councillor Cornthwaite, chair of the working group no comments.
- 201/19/20 CCC PLANNING APPLICATION REF 5/19/9008 – SANDGATE HYDROTHERAPY POOL, SANDGATE SCHOOL, SANDYLANDS ROAD, KENDAL.**  
  
The committee has no objections

**202/19/20 CCC PLANNING APPLICATION REF 5/19/9007 – GOOSEHOLME BRIDGE, NEW ROAD, KENDAL.**

The committee has no objections and notes the fact that re-construction can be undertaken under permitted development rights as stated.

**203/19/20 ANY OTHER BUSINESS**

**PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990 – APPEAL UNDER SECTION 20. SITE 4 TOWN VIEW, KENDAL APPLICATION REF SL/2019/0091**

The Committee refers back to its original objections on the 4<sup>th</sup> March 2019 ‘**4 Town View, Kendal. Removal of shrub border and formation of hardstanding for car parking**’.

The Committee has 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.

**204/19/20 LATE APPLICATIONS**

The committee would like to register their disappointment on receiving 7 further planning applications just 1 ½ hours prior to the meeting

**\*ADDENDUM\*** *(The 7 additional planning applications were sent to the Chair of the Committee 1½ hours prior to the meeting, however of those applications 3 were received from SLDC on 15<sup>th</sup> July, 2 on 12<sup>th</sup> July and 2 on 10<sup>th</sup> July).*

**205/19/20 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 8.00 pm

Signed .....

Dated .....

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	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.	16.07.2019 (extension requested)	<b>No Objections</b> as stated, but the committee reserves the right to comment in the future if the 'long term vision' for a increase in the roof height is part of any future application.
2	FPA <a href="#">0473</a>	<b>4 Ruskin Close, Kendal</b> Side and rear single storey and first floor extension	16.07.2019 (extension requested)	<b>No Objections</b> however the committee is unable to ascertain from the application the extent to which neighbours sight lines will be impacted. In addition, it draws your attention to its opinion that this application would potentially change the character of the cul-de-sac.
3	LISTED <a href="#">0469 &amp; 0470</a>	<b>9A Coach House, Thorny Hills, Kendal</b> Single storey side extension to form orangery	16.07.2019 (extension requested)	The committee would like to draw attention to the Conservation Advisors comments of the 15/7/19 regarding the effect of a development of this type on the site. This is given both the size and external design. We also await the Civic Society's comments

				with interest.
4	FPA <a href="#">0458</a>	<b>66 Larch Grove, Kendal</b> Conversion of side garage to living accommodation. 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	16.07.2019 (extension requested)	<b>No Objections</b> to the plans as submitted. There is however there is a potential issue with 'overlooking' the neighbours & loss of privacy if the application goes ahead and the neighbour's partition hedge is removed. The committee looked favourably on the inclusion of electric car charging points and solar roof panels.
5	FPA <a href="#">0481</a>	<b>Unit 5 Kendal Fell Business Park, Boundary Bank Lane, Kendal</b> Single storey in-fill extension	16.07.2019 (extension requested)	<b>No Objections</b>
6	FPA <a href="#">0501</a>	<b>27 Wattsfield Road, Kendal</b> Two storey side and rear extension	16.07.2019 (extension requested)	<b>No Objections as stated.</b> However the committee have general concerns that the plans do not show the impact on No. 25 particularly their sight lines from the rear of the property in light of the site of the proposed development
7	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	16.07.2019 (extension requested)	<b>No Objections</b> the committee commends the design of the windows and use of timber.

8	FPA <a href="#">0512</a>	<b>115 Lingmoor Rise, Kendal</b> Single storey front porch and side extension	15.07.2019	<b>Objections</b> due to the scale and dominance of the proposal that the committee feels would have a detrimental impact on the character and appearance of the area and on neighbours. The application has a lack of supporting information.
9	FPA <a href="#">0516</a>	<b>4 Stricklandgate, Kendal</b> Installation of a 2.4m high fence to provide protection to roof against unauthorised access	17.07.2019	<b>No Objections</b> on planning considerations although the committee recommends the applicant looks at the visual impact of the fence and considers greening the fence with appropriate plants such as Ivy.
10	FPA <a href="#">0529</a>	<b>Benson View Works, Fell View Trading Park, Kendal</b> <b>Industrial Unit Extensions</b>	24.07.2019	<b>No Objections</b> provided suitable traffic measures are in place. The committee queries whether this application is acceptable as no application form was included online.
11	FPA <a href="#">0549</a>	<b>2 Ash Grove, Kendal</b> <b>Demolition of garage and erection of single storey rear extension</b>	29.07.2019	<b>No Objections</b>

12	FPA <a href="#">0545</a>	<b>16 Woolpack Yard, Stricklandgate, Kendal</b> <b>Conversion and alterations to central accommodation to form a single dwelling &amp; retail unit over three floors (Revised scheme SL/2018/0267)</b>	31.07.2019	<b>No Objections</b> to application in principal although the committee have significant concerns with regard to parking which should be considered at a strategic level. The committee suggests that the site is suitable for the inclusion of renewable energy, solar panels.
13	FPA <a href="#">0554</a>	<b>41 Broad Ing Crescent, Kendal</b> <b>Single storey rear extension with roof terrace over and single storey front extension with grass turfed roof</b>	31.07.2019	<b>Objection</b> the committee raised objections to the size of the balcony, which could affect neighbours, over-shadowing & resulting in an excessive loss of privacy, which results in the committee opposing this application as a whole.
14	FPA <a href="#">0568</a>	<b>17 Oak Tree Road, Kendal</b> <b>Single storey rear extension and alterations to front entrance porch</b>	02.08.2019	<b>No Objections</b> however, the committee suggests that the flat roof is ideal for a grass turfed roof.
15	FPA <a href="#">0530</a>	<b>Asda Stores Ltd, Burton Road, Kendal</b> <b>Extension to Home Shopping pod, new loading canopy and extension to external freezer</b>	02.08.2019	<b>No Objections</b>
16	FPA <a href="#">0571</a>	<b>Fellside Centre, Low Fellside, Kendal</b> <b>Creation of a window opening to the north ground floor elevation (retrospective)</b>	05.08.2019	<b>No Objections</b> however the committee is disappointed that the application was

				retrospective, given the applicant's profession and look forward to receiving the reasons for this.
17	FPA <a href="#">0564</a> & <a href="#">0565</a>	<b>98 Stricklandgate, Kendal</b> <b>Alterations and change of use from office (Use Class B1) at first floor to form self-contained flat</b>	05.08.2019	<b>No Objections</b> but the committee wishes to reinforce its position that suitable attention is taken in regard to this Grade II listed building. It also expresses disappointment that Hackney & Leigh only aspire to the legal minimum insulation requirements
18	FPA <a href="#">0436</a>	<b>66 Stramongate, Kendal</b> <b>Installation of replacement windows and shopfront</b>	05.08.2019	<b>No Objections</b> however the committee is disappointed with the use of UPVC instead of wood.

Letter received by SLDC at the 15<sup>th</sup> July Planning meeting.

**PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990 – APPEAL UNDER SECTION 20.  
SITE 4 TOWN VIEW, KENDAL APPLICATION REF SL/2019/0091**

**KTC Planning Committee** refers back to its original objections on the 4<sup>th</sup> March 2019 '**4 Town View, Kendal. Removal of shrub border and formation of hardstanding for car parking**'.

The Committee has 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.