

# KENDAL TOWN COUNCIL

## Planning Committee

Monday 7<sup>th</sup> October 6.30 p.m.

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

- PRESENT** Councillors Douglas Rathbone (Chair & Deputy Mayor) Jonathan Cornthwaite (Vice Chair), Dave Miles, Michele Miles, Chris Rowley, Helen Ladhams & Pat Gibson.
- APOLOGIES** Councillor Graham Vincent
- OFFICERS** Rose Tideswell (Temporary Council Secretary)
- 424/19/20 PUBLIC PARTICIPATION**
- None
- 425/19/20 DECLARATIONS OF INTEREST**
- Agenda item No. 7 CCC Notice of Application to register land as common land at Gooseholme, Kendal - Councillors Rathbone & Ladhams as they are SLDC Councillors.
- 426/19/20 MINUTES OF MEETING HELD ON 16<sup>TH</sup> SEPTEMBER 2019**
- Members considered the minutes of the Committee meeting held on 16<sup>th</sup> September 2019.
- Councillor Ladhams proposed that the minutes be accepted as a correct record. This was seconded by Councillor Rowley and carried with two abstentions.
- RESOLVED** That the minutes of the meeting held on 16<sup>th</sup> September 2019 be accepted as a correct record, and signed by the Chair.
- 427/19/20 MATTERS ARISING NOT ON THE AGENDA**
- None.
- 428/19/20 KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP**
- Councillor Cornthwaite informed the Committee that they were making progress and the minutes from the last two meetings would be available for the next Planning Committee meeting.
- 429/19/20 CCC NOTICE OF APPLICATION TO REGISTER LAND AS COMMON LAND AT GOOSEHOLME, KENDAL (see attached)**
- The Committee noted the report.

**430/19/20                    CCC NOTICE OF PLANNING PERMISSION (REF 5/19/9009) – 1  
OAK TREE ROAD, KENDAL, LA9 6AN (see attached)**

The Committee noted the report.

**431/19/20                    ANY OTHER BUSINESS**

The Committee would like an agenda item put on the next meeting agenda with regard to the projecting sign on the corner of Stricklandgate and Sandes Avenue.

**432/19/20                    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 7.25 p.m.

Signed                    .....

Dated                    .....

## KENDAL TOWN COUNCIL

Applications for Planning Committee: 7<sup>th</sup> October 2019

Appendix 1

| No. | App No./<br>Type            | Address/<br>Proposed Development  | Comments<br>To SLDC | Observations/<br>Recommendations   |
|-----|-----------------------------|---|---------------------|--|
| 1   | FPA<br><a href="#">0757</a> | <b>Unit 12 Blackhall Yard, Stricklandgate, Kendal</b><br>Change of use from shop (A1) to cake and coffee shop (A3) together with installation of an extraction fan to the rear elevation  | 09.10.2019          | <b>No Objections</b>   |
| 2   | FPA<br><a href="#">0743</a> | <b>Land North of Meadowbank Business Park, Shap Road, Kendal</b><br>Hybrid application: 1. Full Application for motor dealership (sui generis) including workshops, access roundabout, spine road and internal compartmentation area access junctions. 2. Outline Planning Application all matters reserved, apart from access, for employment business park (indicatively B1/B2 6400m2 & B8 2500m2). | 16.10.2019          | <b>Objections</b><br>See comments below.   |
| 3   | FPA<br><a href="#">0759</a> | <b>M D Laundry Machine, Parkside Business Park, Kendal</b><br>Variation of condition no 4 (opening hours) attached to planning permission SL/2019/0124 (Change of use of building from use class B1 / B8 (business / storage or distribution) to use class D2 (assembly and leisure))   | 10.10.2019          | <b>No Objections</b><br>The Committee noted that there had been comments on unneighbourly parking. There was also no online application available for the change of use. |
| 4   | FPA<br><a href="#">0756</a> | <b>18, 20 &amp; 22 Finkle Street, Kendal</b><br>Change of use from retail to restaurant seating at first floor  | 10.10.2019          | <b>No Objections</b>   |
| 5   | FPA<br><a href="#">0764</a> | <b>18 Castle Crescent, Kendal</b><br>Replacement windows and front door   | 11.10.2019          | <b>No Objections</b><br>However, the Committee is disappointed with the use of   |

|   |                                |   |            |  |
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|   |                                |   |            | inappropriate materials.   |
| 6 | FPA<br><a href="#">0626</a>    | <b>24 Lound Road, Kendal</b><br>Two storey rear extension and single storey rear extension incorporating existing outbuilding | 14.10.2019 | <b>Objections</b><br><br>The Committee wishes to draw attention to the scale of the proposed developments and its overshadowing of neighbours which is increased by the inclusion of a balcony.  |
| 7 | FPA<br><a href="#">0768</a>    | <b>74 Natland Road, Kendal</b><br>Single storey rear and side extension   | 15.10.2019 | <b>No Objections</b>   |
| 8 | Advert<br><a href="#">0777</a> | <b>8 Stricklandgate, Kendal</b><br>1 externally illuminated projecting sign   | 15.10.2019 | <b>Objections</b><br><br>The Committee objects based on the detrimental impact on the appearance & character in the conservation area.   |
| 9 | FPA<br><a href="#">0780</a>    | <b>60 Peat Lane, Kendal</b><br>First floor rear extension and rear dormer   | 15.10.2019 | <b>No Objections</b><br><br>The Committee does not object in principal to the extension but feels that the design in general and the balcony in particular raise questions of overshadowing due to size & the restricting of the future rights of neighbours to future extensions. |

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|----|-----------------------------|--|------------|---|
| 10 | FPA<br><a href="#">0784</a> | <b>12 Castle Park, Kendal</b><br>Replacement detached garage | 17.10.2019 | <b>Objections</b><br><br>Due to the increased size and domination of the garage which is not like for like. |
|----|-----------------------------|--|------------|---|

**Item 2) FPA 0743 Comments****Land North of Meadowbank Business Park, Shap Road, Kendal.**

**Hybrid application: 1. Full Application for motor dealership (sui generis) including workshops, access roundabout, spine road and internal compartmentation area access junctions. 2. Outline Planning Application all matters reserved, apart from access, for employment business park (indicatively B1/B2 6400m<sup>2</sup> & B8 2500m<sup>2</sup>).**

The Committee raised the following objections notwithstanding that the site is designated suitable for potential commercial development.

The mock-up of the approach to the business site shows the removal of an important visual amenity - the view of Kendal as seen by visitors arriving from the North. This is detrimental to the appearance of the area.

The Committee feels that given the proposers own transport assessment to encourage walking and cycling, they were surprised at it being a car dealership as most employees and all people visiting the proposed site will be arriving by their own car.

This application seems to be unrealistic and should be viewed in the light of the declared climate emergency and the Council's own transport policy and air quality assessment.

The Committee also question the viability of the current waste plan as highlighted by United Utilities and the Environment Agency.