

KENDAL TOWN COUNCIL

Planning Committee

Monday 2nd December 2019 at 6.00 p.m.
in the Georgian 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 G Vincent

OFFICERS Rose Tideswell (Temporary Council Secretary)

614/19/20 PUBLIC PARTICIPATION

Liz Hendry, a resident of Burneside Road, spoke about application FPA 0841 The Courthouse, Burneside Road, Kendal and in particular the traffic issues arising during and as a result of the development. This was in tandem with her neighbour response already submitted to the SLDC portal.

615/19/20 DECLARATIONS OF INTEREST

Councillors D. Rathbone & H. Ladhams declared an interest in Agenda item 7 as they had already been approached for an opinion as SLDC Ward councillors; Councillor P. Gibson in Planning Application No. 5 FPA 0892 as it is in her ward.

616/19/20 MINUTES OF MEETING HELD ON 18th November 2019

Members considered the minutes of the Committee meeting held on 18th November 2019.

Councillor H. Ladhams proposed that the minutes be accepted as a correct record. This was seconded by Councillor J. Cornthwaite and carried unanimously.

RESOLVED That the minutes of the meeting held on 18th November 2019 be accepted as a correct record, and signed by the Chair.

617/19/20 MATTERS ARISING NOT ON THE AGENDA

None

618/19/20 KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP

Councillor Cornthwaite informed the Committee that the minutes from the previous meetings would be available for the next Planning Committee.

619/19/20 ELECTRICITY NORTH WEST LTD – Acquire Land at Lingmoor Rise, Kendal

No objections however the Committee would like the £1,000 guide price that is to be paid to be used to the benefit of that specific local area.

620/19/20 NOTIFICATION OF APPEAL UNDER SECTION 78 – Installation of Retractable Window Canopies at 25 Stricklandgate, Kendal

The Committee supports the original application and in addition supports this appeal.

621/19/20 CONSULTATION RESPONSE: CA13/27 Application to Register Land as Common Land, Land at Gooseholme, Kendal.

The response was noted and agreed.

622/19/20 ANY OTHER BUSINESS

There was no other business raised.

623/19/20 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

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA 0878	23 Castle Green Close, Kendal Single storey detached annexe building	03.12.2019	No Objections However, the Committee endorses the neighbour's responses for screening.
2	FPA 0841	The Courthouse, Burnside Road, Kendal Demolition of existing building and redevelopment to form 64 retirement living apartments for older people (sixty years of age and/or partner over fifty five years of age), guest apartment, communal facilities, access, car parking and landscaping	10.12.2019	No Objections However, see comments below. The Committee also positively endorses the inclusion of Swift boxes to this application.
3	Advertisement 0849	21 Stricklandgate, Kendal Installation of externally illuminated fascia sign, non-illuminated projection sign and deliveries panel	04.12.2019	No Objections
4	FPA 0876	Former Christadelphian Church, Tanners Yard, 39 Highgate, KENDAL Change of use of former Christadelphian Church to 2 residential units	12.12.2019	No Objections The Committee also positively endorses the inclusion of Swift boxes to this application.
5	FPA 0892	South View Cottage, South View Lane, Kendal Erection of detached dwelling, two storey extension to existing dwelling and alterations to vehicular access	12.12.2019	Objections See comments below
6	FPA 0904	Building Plot at Empson Hill, Kendal Green, Kendal Dwelling	31.10.2019	No Objections

				<p>However, see comments below.</p> <p>The Committee also positively endorses the inclusion of Swift boxes to this application</p>
7	<p>FPA 0889</p>	<p>68 High Cragg Close, Kendal Single storey rear extension</p>	13.12.2019	No Objections
8	<p>FPA 0911</p>	<p>62 Vicarage Drive, Kendal Single storey front extension</p>	13.12.2019	No Objections
9	<p>FPA 0800</p>	<p>Kendal Town Hall, Highgate, Kendal Internal Refurbishment (Amended Plans)</p>	06.12.2019	<p>Objections See notes below.</p>

Item 2) FPA 0841: - The Courthouse, Burneside Road, Kendal

Demolition of existing building and redevelopment to form 64 retirement living apartments for older people (sixty years of age and/or partner over fifty-five years of age), guest apartment, communal facilities, access, car parking and landscaping.

Comments: The Committee accepts the development of this site as previously outlined at the pre-application stage. The Committee would like assurances that “local” limestone is to be used and in accordance with the Heritage Report, the colour of the slates is local.

During building works off road storage, loading, unloading and potential obstructions (as have been suggested in the neighbour’s responses) require addressing. Solutions are required to reduce congestion with the expected volume of traffic during building, as well as the different and varied traffic volume after completion. Specific attention should be given to the entrance onto Burneside Rd from Dockray Hall Road (entrance and exit) and especially the current lack of visibility (see below).

The Committee felt that liaison between Cumbria County Council and SLDC should be encouraged to formulate a travel plan to encourage active travel: cycles, short routes along the river, user friendly routes to actively encourage alternative methods of transport. Whilst the Committee celebrates the sustainability of the site, it would be enhanced with electric car charging points, solar panels and enhanced bicycle storage.

A widening of Dockray Hall Road was suggested on the north side of the site where there is available land, owned by the applicant, as far as the entrance down Dockray Hall Rd. The Committee would value the applicant and Council Officers’ response to this suggestion. This could also easily include a new footpath and would result in enhancement to the junction and improve safety and access.

There is, however, an attendant problem with also wishing the preservation of as many trees as possible, however this is an opportunity to strategically improve this carriageway and improve sightlines on an already difficult corner with a main road.

Item 5) FPA 0892: - South View Cottage, South View Lane, Kendal

Erection of detached dwelling, two-storey extension to existing dwelling and alterations to vehicular access.

Objections: The Committee concurred with the main points of the Neighbour Response (3 West Grove). It is also of the view that this is a suburban application within what is a rural curtilage. The building of two resulting properties of such a size does not conform to the aims of the Local Development Plan. Regarding Land Allocations, South Lakeland Local Development Framework May 2012 page 10, "All residents should be able to access and / or retain good quality affordable homes suited to their needs." regarding a sustainable community strategy. The Committee felt that local needs are for smaller properties. The Committee therefore objects to the plans that have been submitted.

Item 6) FPA 0904: Building Plot at Empson Hill, Kendal

Dwelling

Comments: The Committee would like more clarity on the type of renewable energy proposed and would like to see permeable surfaces for the driveways.

Item 9) FPA 0800:- Kendal Town Hall, Highgate, Kendal

Internal Refurbishment (Amended Plans)

Comments: The Committee referred back to its previous comments and the discussions subsequently entered into. The Committee hopes to widen its response to the internal refurbishment to all Council members, who will be encouraged, in Full Council on 2.12.19, to respond in due course as Town Councillors and/or residents directly on the SLDC applications portal.