

KENDAL TOWN COUNCIL

Planning Committee

Monday 2nd March 2020 at 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, Pat Gibson, Helen Ladhams, Graham Vincent and Chris Rowley.

APOLOGIES None

OFFICERS Rose Tideswell (Temporary Council Secretary)

867/19/20 PUBLIC PARTICIPATION

Mr. Paul Naylor, 39 High Sparrowmire, Kendal in respect of planning application reference SL/2020/0806 Land at High Sparrowmire, Kendal.

Paul speaking on behalf of a number of residents from Hallgarth informed the committee that the current application is subject to a new drainage plan. However, the proposed attenuation tanks designed to hold water only hold 99.6 cubic metres, and 1" of rain over the 1.9-acre site would equate to 190 cubic metres. This water has been re-directed from the houses, to be released toward the railway embankment, then into a culvert. The drainage system geo physical report for SLDC states that the land is subject to heave. There is a concern that the water released could cause a problem with the railway embankment and safety of the railway line is paramount. Residents are concerned that the drainage is not sustainable and that rainwater will overwhelm the attenuation tanks. The Chair thanked Paul Naylor for the public participation and advised him that he could stay to hear the committee views on the application.

868/19/20 DECLARATIONS OF INTEREST

Cllr D. Miles knows the applicant of application number 2 personally.

869/19/20 MINUTES OF MEETING HELD ON 17th February 2020

Members considered the minutes of the Committee meeting held on 17th February 2020.

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

RESOLVED That the minutes of the meeting held on 20th January 2020 be accepted as a correct record, and signed by the Chair.

870/19/20 MATTERS ARISING NOT ON THE AGENDA

None

871/19/20 KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP

There was no business to report, as the working group has not met since the last Planning Committee meeting. The next meeting of the working group is 4th March 2020.

872/19/20 ANY OTHER BUSINESS

The chair Councillor D. Rathbone raised a question from Cllr J. Owen with regard to planning permission required within the conservation area. A local resident wanting to change their windows from single glazed to double-glazed (same design but not 'like-for-like' as it is double glazed) within the conservation area are expected to apply for planning permission and to have plans drawn up. Is a strategic change of policy required?

Cllr. C. Rowley was of the opinion that in light of the climate emergency this area did need addressing.

It was Cllr. D. Rathbone's view that a strategic change was needed in this area. He has also contacted the resident after consultation with SLDC Planning to find a way forward in this particular application. The potential for nuance within the existing regulations has been found and it has been recommended that the resident speaks directly to Planning after their suggestion to do so.

The committee agreed that the Chair is to write to Dan Hudson at SLDC Planning & Cllr. J. Brooks the Housing portfolio holder for SLDC to request that this area is updated and rewritten in light of climate emergency. Copies to Cllr. S. Coleman, Cllr. J. Owen and Cllr. C Rowley.

873/19/20 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 7.30 p.m.

Signed

Dated

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA 1043	64 Stramongate, Kendal Change of use from office accommodation (Use Class B1) to self-contained flat (Use Class C3)	03.03.2020	No Objections
2	FPA 0071	20 Sedbergh Road, Kendal Replacement garage with link walkway to side of dwelling	05.03.2020	No Positive Decision due to paucity of information See comments
3	FPA 0806	Land at High Sparrowmire, Kendal Hybrid application for the erection of 24 affordable dwellings (Full Planning Application) and 1 dwelling (Outline) (amended Scheme)	10.03.2020	No Objections in principal See comments
4	FPA 0079	81 Stricklandgate, Kendal Partial demolition and re-building of external walls and full replacement roof with new profile metal cladding, installation of new main roller shutter access door (front) and other access doors and window (rear)	17.03.2020	No material objections See comments

Item 2) FPA [0071](#): - 20 Sedbergh Road, Kendal

Replacement garage with link walkway to side of dwelling.

Comments: - The Committee felt that they could not make a positive decision on this application based on the paucity of information provided. There was no information on the relative effect on the neighbouring properties. Strong doubts were expressed about the future use of the “garage” given the dimensions on the drawings as well as the fact that show a wall in the middle of the garage. Until these questions are answered a positive answer cannot be given.

The Committee would like SLDC to have a formal standard with regard to planning application details, drawings and information submitted. The current system seems to allow a variation from hand drawn sketches to full architect plans

Item 3) FPA [0806](#): - Land at High Sparrowmire, Kendal

Hybrid application for the erection of 24 affordable dwellings (Full Planning Application) and 1 dwelling (Outline) (amended Scheme)

Comments: - The Committee does not disagree in principal to the erection of affordable housing on this site. Cllr. J. Owen had asked the Chair to obtain confirmation that the direction of water is changed away from the properties towards the railway embankment that belongs to Network Rail. Cllr C. Rowley welcomed the changes taking water away from the estate. The Committee gives a cautious welcome to the strategic change but information is still required from Network Rail as to whether they allow use of their trackside surface water drains and the ongoing condition of the culvert. The benefits of any use of the Network Rail culvert were doubted considering it is currently broken as well as previously wrongly stated volumes, by the applicant, of water expected through the site need clarification before a positive decision can be made. Any positive response would depend on confirmation that the surface water system reflects the local natural topography, drains away from Hallgarth and drainage/ attenuation tanks are adequate for the increased volumes seen recently, volumes far in excess of those quoted in the application.

The Committee wishes to be consulted further once answers to these have been ascertained and trusts that SLDC Planning Department will engage to this end. Its next meeting is 16.3.20.

Item 4) FPA [0079](#): - 81 Stricklandgate, Kendal

Partial demolition and re-building of external walls and full replacement roof with new profile metal cladding, installation of new main roller shutter access door (front) and other access doors and window (rear)

Comments:- The Committee supports the provision of this workshop for industrial use but would seek to improve the visual view. Whilst accepting the overall application, improvement to the visual aspect such as the East elevation and those aspects that can be seen, for example the new main roller shutter access door are requested.