

Kendal Town Council

Town Hall, Highgate, Kendal LA9 4ED
www.kendaltowncouncil.gov.uk



Minutes of a meeting of the Planning Committee held on Monday, 9 January 2023, at 6.00 p.m., in the Council Chamber at the Town Hall, Highgate, Kendal.

Cllr A Campbell	Present	Cllr A Finch	Present
Cllr J Cornthwaite	Present	Cllr H Ladhams (Vice-Chair)	Present
Cllr L Edwards	Present	Cllr D Miles	Present
Cllr D Evans	Present	Cllr D Rathbone (Chair)	Present

In Attendance: Chris Bagshaw (Town Clerk).

P105/2022 Apologies

None

P106/2022 Declarations of Interest

No declarations of interest were raised.

P107/2022 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P108/2022 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes of the previous meeting of the Planning Committee held on 19 December 2022 and to authorise the Chair to sign them as a true record.

P109/2022 Minute Action Sheet

Members considered a report on actions taken by officers on resolutions or recommendations made at previous meetings. The report format was welcomed by the Committee and a further column was requested indicating a likely timeline for updates.

The decision to support the relocation of the Aynam Road fountain was reiterated, and the need for further training was emphasised.

Resolved: To note the report, with the recommendation that future reports include a column for timeline updates. Incomplete actions would remain on the report until complete.

P110/2022 Planning Process and Issues

The Committee welcomed the rediscovery of help sheets on material considerations. The

Clerk reported that he was drafting a new version which would reflect better the Committee's particular attention to net biodiversity, flooding and design.

The Clerk also circulated mapping of the town's wards and the Conservation for member's reference.

Resolved: To request laminated versions of the Conservation Area map.

P111/2022 Kendal Town Council Flood Relief Scheme Working Group

Cllr J Cornthwaite, Chair of the Kendal Town Council Flood Relief Scheme Working Group, informed the Committee that there had been no further actions from the group since the last meeting. However, in the light of the Town Council's recent acquisition of the riverbank at Mintsfeet, he hoped that the situation with regard to the sitting licensee would be resolved as soon as soon as possible. The Town Clerk confirmed that he expected this to be actioned by the end of the current week.

Resolved: To note the verbal update.

P112/2022 Planning Applications

The Committee considered the Planning Applications shown in Appendix 1 to these minutes.

Resolved: To submit the recommendations in Appendix 1 to these minutes to the Planning Authority.

The meeting closed at 7pm.

Kendal Town Council

Responses from Planning Committee: 9 January 2023

Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
1	SL/2022/1092	Rear of 37-39 Finkle Street, Kendal Change of use of rear of 37-39 Finkle Street to 3 cottages with a bin/recycling store and bicycle parking (Resubmission of SL/2022/0406)	Fell	3 January	Noting that the Committee had supported this application initially, it considered what had been changed since the application was refused by Planning Officers. The Committee remained supportive in principle of the redevelopment, but did not consider that the latest application addressed the Reasons for Refusal sufficiently. Whilst it was satisfied that it should support the installation of solar panels on the development, and that the proposed installation may prove to be acceptable (part of Refusal 2), the remaining issues in Refusal 2 did not seem to be adequately addressed. Reasons for Refusal 1, 3, 4 and 5 were also unconvincingly addressed, leading the Committee to <u>Recommend Refusal</u>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
2	SL/2022/0668	<p>Land adjacent to River Kent at Stockbeck and Gooseholme Park, Kendal</p> <p>Full Application for design changes to approved Phase 1 Kendal Linear Defences Scheme Ref: SL/2018/0925 to include construction of new pumping station including underground infrastructure, demolition of existing kiosk, erection of Motor Control Centre and electricity substation, linear defences in Reach F4, new outfall to River Kent and new hardstanding areas and associated landscaping areas incorporating SUDs within Gooseholme Park</p>	Nether / Mintsfeet	12 January	<p>The Committee welcomed the detail and clarity of this application.</p> <p><u>No material objections</u></p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
3	SL/2022/1023	Garage site to the rear of Castle Garth, Kendal Demolition of eight existing garages and erection of a single new domestic dwelling	Mintsfeet	9 January	Whilst the Committee welcomed an attempt to tidy an area of unkempt property, they felt the proposed development fell short of the required standards in this sensitive location. They did not feel the development was sustainable, were concerned about access to the site and the affect on the Conservation Area. They noted the concerns of local residents about overlooking and other issues, and concluded on balance that the proposal represented an overdevelopment of a sensitive site. <u>Recommend Refusal.</u>
4	SL/2022/1109	Town View Fields Hostel, Town View, Kendal Entrance ramp and accessible exit doors	Fell	16 January	<u>No material objections</u>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
5	SL/2022/1120 & SL/2022/1121	Vestry at the United Reformed Church, 104 Highgate, Kendal Change of use of Vestry to a self contained holiday let (Use class C3) and associated works	Highgate	17 January	Although the Committee recognised the welcome renovation of surplus buildings and long term aims for this site, it felt duty bound to express how very disappointed it was that the developer was proposing the development as a short-term letting opportunity, instead of a much-needed addition to the town centre's housing stock. It recognised that the developer was making assumptions about the sustainability of the proposal and the Committee could not identify any current material planning considerations that would lead them to oppose the development, so assuming that the Conservation Officer was satisfied that it did not threaten the visual amenity of the Conservation Area had <u>No material objections.</u>
6	SL/2022/1134	18 Teal Beck, Kendal Detached garage to the side of the property	Heron Hill	17 January	The Committee would like to see some net biodiversity gain beyond the placement of a single bird box, otherwise it had <u>No material objections.</u>
7	SL/2022/1123	65 Serpentine Road, Kendal Installation of solar panels to the front & rear facing roofs	Fell	18 January	<u>No material objections</u>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
8	SL/2022/1137	School House, 1 Castle Street, Kendal Replacement doors and windows	Mintsfeet	18 January	Providing the Conservation Officer is satisfied that the development does not compromise the visual amenity of the Conservation Area. <u>No material objections</u>
9	SL/2022/1150	27 Westwood Avenue, Kendal Alterations to include new hipped roof to existing garage & kitchen with small rear extension	Kirkland	18 January	The Committee would like to see some positive statement on net biodiversity gain. <u>No material objections</u>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
10	SL/2022/1146 & SL/2022/1147	Wetherspoons, The Miles Thompson, Allhallows Lane, Kendal Increase the capacity for outdoor seating by closing off a portion of the pub's car park at the rear of the property (Retrospective)	Fell / Highgate	19 January	<p>The Committee was disappointed that a company of this size was applying retrospectively for Planning Consent, and urged developers to be more cognisant of their local planning contexts - something they must have come across somewhere in the rest of their portfolio. The Committee noted the local objections to the development, and was very sympathetic to their issues. They considered the development to be flawed in several respects – overlooking, privacy, noise, smoke pollution, loss of parking – an overall creeping over-development which was detrimental to the neighbourhood. Additionally they felt the character and appearance of the development fell a long way short of being appropriate in the context of a Grade II listed heritage asset in the Conservation Area.</p> <p><u>Recommend Refusal</u></p>
11	SL/2022/1168	Brewery Arts, 118 - 120 Highgate, Kendal Essential replacement of 9 single glazed timber windows to Art rooms at first floor level & replacement of glazed timber screen and double doors at first floor level	Highgate	19 January	<p>Providing the Conservation Officer is satisfied that the development does not compromise the visual amenity of the Conservation Area.</p> <p><u>No material objections</u></p>

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