

KENDAL TOWN COUNCIL

Planning Committee

Monday 5th August 2019 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, Chris Rowley and Graham Vincent
- APOLOGIES** Councillors Pat Gibson and Helen Ladhams
- OFFICERS** Nicola King (Council Secretary)
- 259/19/20 PUBLIC PARTICIPATION**
- None.
- 260/19/20 DECLARATIONS OF INTEREST**
- Councillor Rathbone declared an interest in item 8 on the agenda (CCC Application re Gooseholme, Kendal) as District Councillor for SLDC. He also declared that he had been in discussions with residents regarding application SL/2019/0959, Land off Kendal Parks Road, Kendal.
- 261/19/20 MINUTES OF MEETING HELD ON 15TH JULY 2019**
- Members considered the minutes of the Committee meeting held on 15th July 2019.
- Councillor Rowley proposed that the minutes be accepted as a correct record. This was seconded by Councillor M Miles and carried with one abstention.
- RESOLVED** That the minutes of the meeting held on 15th July 2019 be accepted as a correct record, and signed by the Chair.
- 262/19/20 MATTERS ARISING**
- None.
- 263/19/20 KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP**
- Councillor Cornthwaite advised that the working group met on 1st July. The minutes of that meeting will be distributed with the Agenda of the next Planning Committee meeting scheduled for 19th August.
- 264/19/20 PROPOSED REDEVELOPMENT OF THE FORMER KENDAL MAGISTRATES' COURT**
- Members considered correspondence received from Planning Issues on behalf of their client, Churchill Retirement Living. The former

Kendal Magistrates Court on Burneside Road has recently been acquired by them and they propose to redevelop the site to form 63 retirement living apartments. Councillor Rathbone explained the proposal is currently at the pre-application stage and the developers wish to engage with KTC at the earliest opportunity.

Following a general discussion Committee wished to highlight the following issues:

- Committee wish to draw the developer's attention to the road junction at Dockray Hall in order to give suitable access, given that this application is one example of increasing traffic at this point.
- Committee looks forward to receiving details of the environmental impact of this application and the flood relief impact in co-ordination with the lead flood authority.

Councillor Rathbone requested that the applicant be thanked for engaging with KTC at this early stage. He commented that he wished to encourage developers to open up the lines of dialogue at the pre-application stage.

RESOLVED

That the applicant be thanked for engaging with KTC at an early stage. Committee's comments to be highlighted.

265/19/20

CCC APPLICATION TO CORRECT NON-REGISTRATION OR MISTAKEN REGISTRATION CL153 – GOOSEHOLME, KENDAL

Members noted the application submitted by the Open Spaces Society and discussed various different reasons for its submission.

It was agreed Councillor Rowley will contact the Open Spaces Society to confirm the reasons for the application and present this information at the next Committee meeting.

Committee will wish to ensure the application does not hinder the rebuilding of Gooseholme Bridge or the Environment Agency's flood relief plans.

RESOLVED

Councillor Rowley to contact the applicant and present further information at the next meeting.

266/19/20

ANY OTHER BUSINESS

Committee noted two Decision Notices in respect of CCC applications as follows:

- Ref 5/19/9001 – Change from office and storage uses (with associated parking) to a car park with associated development at land to the front and rear of County Hall and the Emergency Services buildings accessed from Busher Walk, Kendal, LA9 4RQ

- Ref 5/19/9003 – part demolition of a section of in curtilage wall and erection of car park related infrastructure, cycle shelter and other miscellaneous changes within the curtilage at County Hall, Busher Walk, Kendal, LA9 4RQ

267/19/20

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 7.30pm

Signed

Dated

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA 0510	62 Natland Road, Kendal Alterations to vehicular access	06.08.2019	No objections
2	FPA 0584	55 Rusland Park, Kendal Single storey front extension	07.08.2019	No objections Committee noted there was no application form submitted and would have appreciated sight of this.
3	FPA 0598	12 Castle Green Lane, Kendal Two storey side extension & two single storey rear extensions	09.08.2019	No objections
4	FPA 0603	9 Castle Dale, Kendal Single storey rear extension with garage attached	12.08.2019	No objections provided no adverse comments from neighbours at 10 Castle Dale and that this is not viewed as being overbearing or an undue loss of privacy for the neighbours
5	FPA 0616	23 Laurel Gardens, Kendal Two storey side and rear extension with juliet balcony, extension into existing garage, extension of front porch and single storey rear extension (revised scheme SL/2019/0349)	14.08.2019	No objections Committee noted the submission from Kendal Swifts and concur with the stipulations stated in the letter from Rosalind Taylor of Kendal Swifts/Swifts in the Community dated 31 st July 2019.
6	FPA 0619	Kendal United Junior Football Club, Castle Drive, Kendal Siting a storage container (6.1m long x 2.44m wide x 2.59m high) behind the club house to store football equipment.	16.08.2019	Objections as to the appearance and design of the storage container given the close proximity to Kendal Castle and the Conservation Area. Committee would suggest wooden cladding and a grass roof.

7	FPA 0385	OS Field 6510, south of Fell Close, Off Burton Road, Oxenholme, KENDAL Variation of Condition 2 (approved plans) attached to planning permission SL/2017/0620 (Erection of extra care residential development - 80 apartments with communal facilities and 24 bungalows with vehicular access and landscaped garden.)	22.08.2019	No objections but Committee wish to reiterate the following points: <ul style="list-style-type: none"> • There should be a pedestrian crossing on the A65 • Suitable pedestrian pathway required • SLDC should look strategically at transport links to Kendal
8	FPA 0959	Land off Kendal Parks Road, Kendal Erection of 30 dwellings and associated infrastructure including landscaping, open space, access with bridge, highways and parking arrangements, sustainable drainage system (SuDS) and land re-profiling works	13.08.2019	No objections Committee wishes to underline the need to upgrade adequate drainage for the development as a whole. In addition to review road and cycle access to and from Kendal; in particular the road junction between Kendal Parks Road and Hayclose Road needs to be reassessed and upgraded for safety – this is to be for during the building process and for increased traffic subsequently.
9	FPA 0398	Land to the South of Underbarrow Road, Kendal Residential development for 84 dwellings with associated access, landscaping and drainage works	13.08.2019	Objections to the proposal to demolish the Field Barn. Committee views it as an important example of vernacular architecture which should be protected.

				Committee view this building as something the developer could protect in an amended application.
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