

# KENDAL TOWN COUNCIL

## Planning Committee

**Monday 17<sup>th</sup> February 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, Chris Rowley and Graham Vincent

**APOLOGIES** None

**OFFICERS** Nicola King (Council Secretary)

### **837/19/20 PUBLIC PARTICIPATION**

The Chair reported that he had received representation via email from Councillor Stephen Coleman in respect of planning application reference SL/2020/0061, Library Road Car Park, Library Road, Kendal.

Councillor Coleman fully supported the application to create a new pedestrian entrance and path to Noble's Rest stating:

*"The creation of new pedestrian entrance and path to Noble's Rest in this location is long overdue. It will open up this beautiful area to visitors and locals that will not have known of its existence. The works done on the paths, drainage and the central bed by the Friends of Nobles Rest, make this a truly enjoyable spot".*

### **838/19/20 DECLARATIONS OF INTEREST**

The following declarations of interest were made:

- Councillor Rathbone - The United Reformed Church, Highgate, Kendal. He left the room for this item and took no part in the discussion.
- Councillors D Miles and M Miles – 31 Anchorite Road, Kendal
- Councillors Cornthwaite and Gibson – Library Road Car Park, Library Road, Kendal. Councillor Cornthwaite had raised the initial suggestion to the Environment & Highways Committee. Councillor Gibson is a member of the Fellside Forum.

### **839/19/20 MINUTES OF MEETING HELD ON 3<sup>RD</sup> FEBRUARY 2020**

Members considered the minutes of the Committee meeting held on 3<sup>rd</sup> February 2020.

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

**RESOLVED** That the minutes of the meeting held on 3<sup>rd</sup> February 2020 be accepted as a correct record, and signed by the Chair.

**840/19/20****MATTERS ARISING**

None.

**841/19/20****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.

**842/19/20****SLDC PLANNING APPLICATION REF SL/2019/0602 – LAND NORTH OF LAUREL GARDENS**

The SLDC Planning Officer dealing with this application had been in contact to inform of changes agreed post viability assessment and to ask whether Committee wished to make any further comments.

The Chair continued to highlight comments previously made by the Committee in respect of solar panels, self-build and the fact there are no electric car chargers.

Committee felt the issues previously raised have not been answered to Committee's satisfaction given the Committee's knowledge. They acknowledge the independent assessment and feel SLDC should look at tightening up its criteria to ensure a greater likelihood of achieving its strategic aim re affordable housing. This is especially by means of the Local Plan, which is currently looking to receive representations. Given the S106 figure of under £12k per unit the Committee strongly suggests the future Local Plan should increasingly factor in strategic/services planning costs of any development of this size. The Committee does not feel that this return is adequate.

Whilst discussing the S106 Agreement Members raised concern regarding the impact the development would potentially have on the number of children attending Burneside school. It was agreed this required consideration and Committee's comments should be forwarded to Councillor Brook.

The Committee also discussed the problem under current rules, and highlighted here, of any high land purchase price leading to a reduced developers' margin and so an inability of councils to strongly require the strategic affordable housing percentage. This could equally reduce any developer's incentive to negotiate down a land purchase price in the future.

Committee trust the SLDC Planning Committee will look at drainage issues in depth in light of previous comments made by this Committee and residents.

**RESOLVED**

That Committee's comments regarding S106 Agreement be forwarded to Councillor Brook.

**ANY OTHER BUSINESS**

**843/19/20**

South Lakeland Local Plan Review – Stakeholder Launch

The launch will be held at Carus Green Golf Club on Friday 6<sup>th</sup> March 2020 from 10am-4pm. The Chair advised that KTC have been invited to send one representative to join Councillor Brook, South Lakeland’s Deputy Leader and Housing and Innovation Portfolio Holder, to the Local Plan briefing. Local Plan pre-submission representations will be open from 8<sup>th</sup> April to 3<sup>rd</sup> June. The Chair will forward details of the launch event to all Members.

**844/19/20**

Kendal Swifts

Councillor Gibson informed Members that Kendal Swifts would be making a presentation to the Fellside Forum on Tuesday 10<sup>th</sup> March at Fellside Methodist Church at 7.30pm. The presentation is open to anybody to attend. Councillor Gibson will forward details to all Members.

**RESOLVED**

1. Councillor Rathbone to forward details of the South Lakeland Local Plan Stakeholder Launch to all Committee Members.
2. Councillor Gibson to forward details of the presentation by Kendal Swifts to the Fellside Forum to all Committee Members.

**845/19/20**

**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 7.25pm

Signed .....

Dated .....

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA <a href="#">0031 &amp; 0032</a>	<b>The United Reformed Church, Highgate, Kendal</b> Conversion of a Church (Use Class D1) to a single dwelling (Use Class C3) including demolition of rear hall to create garden	19.02.2020	<b>No objections</b> Provided comment from neighbour at 7 Marvic Court re overlooking is taken into consideration.
2	FPA <a href="#">0035</a>	<b>54 Greenside, Kendal</b> Demolition of outbuilding, proposed single storey rear & side extensions along with internal alterations	19.02.2020	<b>No objections</b> Committee commented positively on the use of materials.
3	FPA <a href="#">0030</a>	<b>31 Anchorite Road, Kendal</b> Subdivision of house to create two self- contained dwellings	24.02.2020	<b>No objections</b> Subject to current Building Regulations
4	FPA <a href="#">0036</a>	<b>3 Dunmail Drive, Kendal</b> Retention of dwelling house used as a House in Multiple Occupation (HMO) and two studio apartments	24.02.2020	<b>Objections</b> See comments below.
5	FPA <a href="#">0053</a>	<b>Westmorland General Hospital, Burton Road, Kendal</b> Front dormer	24.02.2020	<b>No objections</b>
6	FPA <a href="#">0041</a>	<b>28 Stonecross Road, Kendal</b> Front porch extension, side extension to garage and pitched roof over garage to replace existing flat roof	24.02.2020	<b>No objections</b> Provided there are no adverse comments from neighbours
7	FPA <a href="#">0044</a>	<b>Edenstones, 146 Valley Drive, Kendal</b> Extend the depth of the bay window and create a new entrance lobby	24.02.2020	<b>No objections</b>
8	FPA <a href="#">0061</a>	<b>Library Road Car Park, Library Road, Kendal</b> Creation of new pedestrian entrance and path to Noble's Rest	28.02.2020	<b>No objections</b> Committee welcome wholeheartedly

**Item 4 – FPA 0036 – 3 Dunmail Drive, Kendal**

Committee would draw attention to and support the neighbours' comments re parking. There is no room for manoeuvrability in additional parking given the proximity to Heron Hill School, which results in twice daily illegal parking of which the police are already aware. Committee also raised objections under loss of privacy and disturbance reasons.