

KENDAL TOWN COUNCIL

Planning Committee

**Monday 6th April 2020 at 6.30 p.m.
(Via Teleconferencing)**

- PRESENT** Councillors Douglas Rathbone (Chair & Deputy Mayor), Jonathan Cornthwaite (Vice Chair), Dave Miles, Michele Miles, Pat Gibson, Helen Ladhams and Chris Rowley
- APOLOGIES** None
- OFFICERS** Nicky King (Council Secretary)
- 945/19/20 PUBLIC PARTICIPATION**
- None.
- 946/19/20 DECLARATIONS OF INTEREST**
- None.
- 947/19/20 MINUTES OF MEETING HELD ON 16TH MARCH 2020**
- Members considered the minutes of the Committee meeting held on 16th March 2020.
- Councillor Gibson proposed that the minutes be accepted as a correct record. This was seconded by Councillor Ladhams and carried unanimously.
- Councillor Rowley referred to application reference SL/2020/0147, Summerhill Nursing Home, East View, Kendal. The comments stated "*A justification for any breach of these guidelines would be required.....*". He understood there was a justification put forward and wished to make a point to note.
- RESOLVED** That the minutes of the meeting held on 16th March 2020 be accepted as a correct record, and signed by the Chair.
- 948/19/20 MATTERS ARISING**
- None.
- 949/19/20 KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP**
- Members considered the minutes of the meeting held on 4th March 2020. The following recommendation of the group was highlighted:
- Adjustment of Funding – Clarification of KTC Total Commitment of £150k**
- Committee noted The Kendal Flood Relief Scheme Working Group's

clarification of KTC’s total commitment, which now stands at 150k, and recommended this for approval by Full Council. Members agreed unanimously.

RECOMMENDATION That The Kendal Flood Relief Scheme Working Group’s clarification of KTC’s total commitment be recommended for approval by Full Council

950/19/20 LOCAL PLAN REVIEW – ADDITIONAL MATERIAL

Councillor Rathbone advised that he had attended the launch of the Local Plan consultation period. He had made a request to all Committee chairs to be involved in the process and utilise himself as a liaison point for that consultation for the Local Plan. Initial scoping work runs until June and then the actual consultation follows.

951/19/20 ANY OTHER BUSINESS

None.

952/19/20 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 7.40pm

Signed

Dated

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA 0170	7 White Stiles, Kendal Single storey rear extension & 2 storey side extension	07.04.2020	No Material Objections See comments.
2	FPA 0173	Westmorland General Hospital, Burton Road, Kendal Replacement of existing water tanks	10.04.2020	No Material Objections
3	FPA 0188	Juniper House, Oxenholme Road, Kendal Change of Use from B1(a) (Office) to D1 (Eye Clinic)	10.04.2020	No Material Objections
4	FPA 0204	Helm Grove, Burton Road, Oxenholme, Kendal Single storey side extension	14.04.2020	No Material Objections Committee request that Officers confirm the application is not for the purpose of commercial use.
5	FPA 0205	Aikrigg Farm, Parkside Road, Kendal Demolition of detached dwellinghouse and associated outbuildings and the erection of four dwellings, the formation of a new vehicular access and other associated works	15.04.2020	Material Objections See comments.
6	FPA 0212	12 Archers Meadow, Kendal Demolition of rear conservatory and erection of single storey rear extension	20.04.2020	No Material Objections The application lacks clarity on the impact and dimensions on number 14 Archers Meadow and Committee are unable to make a positive decision due to this.

Item 1 – FPA [0170](#) - 7 White Stiles, Kendal

Single storey rear extension & 2 storey side extension

Comments: The Committee has no material objections as long as there is a practical solution for the rendering of the wall adjoining number 5 (given the narrow space between it and next door's extension) and potential overshadowing of number 5 is considered.

Item 5 – FPA [0205](#) – Aikrigg Farm, Parkside Road, Kendal

Demolition of detached dwellinghouse and associated outbuildings and the erection of four dwellings, the formation of a new vehicular access and other associated works

Comments: The Committee has material objections including the building being too concentrated, inadequate space between properties (with reference specifically to Development Management Policy 1) and the different site levels involved. This makes the building of 4 large properties on this site untenable. Any decision needs to be based on space and levels for design and access and Committee does not feel this new application meets the necessary criteria. The Committee disagrees with the attempted argument stated in the Design and Access Statement that it "*contributes to the existing mix of housing in the area*" in a positive way and is therefore not in keeping with the aims of the Local Plan owing to the unnecessary and inappropriate size of dwellings.

Notwithstanding the expired Permission in Principle (2015) this Committee objects to the specific plans, entity and size of dwellings in this application.

The Committee raised objections to any potential transport report on the basis of the increased volume of traffic and look to the Highways report to confirm whether this danger is acceptable.

The Committee wishes to reserve a detailed programme of works for confirmation.