

KENDAL TOWN COUNCIL

Planning Committee

**Monday 5th October 2020 at 6.00 p.m.
(Via Teleconferencing)**

PRESENT

Councillors Douglas Rathbone (Chair & Deputy Mayor), Jonathan Cornthwaite (Vice Chair), Dave Miles, Michele Miles, Pat Gibson, Helen Ladhams, Chris Rowley and Graham Vincent

Also in attendance:

Terry McCormick – resident of Captain French Lane

Jason Rushworth – Local Democracy Reporter, Newsquest

APOLOGIES

None.

OFFICERS

Chris Bagshaw (Town Clerk) and Nicky King (Council Secretary)

305/20/21

PUBLIC PARTICIPATION

Mr McCormick addressed the Committee in respect of application SL/2020/0648 for change of use of former Safehands Nursery, Captain French Lane to provide 5 dwellings.

As a resident of Captain French Lane Mr McCormick's main concern related to vehicle parking. The application proposes that the current area of road side parking in front of the former nursery be registered with the 5 new dwellings and used for parking by residents of those properties following conversion. Mr McCormick has established that ownership of this land lies with CCC and as such cannot be registered with ownership of the new dwellings (a letter from Councillor Cook, in turn from CCC Development Manager, confirms this point). His wish is for the area to become designated on street parking within Zone C. He does not consider it should form part of the application in any way.

Mr McCormick was thanked for his clear representation. Committee then considered the application in question.

306/20/21

DECLARATIONS OF INTEREST

Councillor Vincent declared an interest in respect of application SL/2020/0325, Field South of Quarry. The applicant is known to him and he absented himself from the discussion.

307/20/21

MINUTES OF MEETING HELD ON 21ST SEPTEMBER 2020

Members considered the minutes of the Committee meeting held on 21st September 2020.

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

RESOLVED That the minutes of the meeting held on 21st September 2020 be accepted as a correct record, and signed by the Chair.

308/20/21 MATTERS ARISING

None.

309/20/21 KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP

Councillor Cornthwaite advised that there had been no further meeting of the Group since the last Planning Committee meeting. There have been interactions with various tiers of Council and the EA. It is hoped to bring matters to fruition at a further group meeting shortly.

Councillor Rathbone requested advance warning be given to Committee as matters progress to enable Councillors to reach out to their own wards to help facilitation and noted some information may have to be disseminated in Part II for commercial confidentiality.

310/20/21 NOTIFICATION OF APPEAL UNDER SECTION 78 – SLDC REF SL/2019/0969 – SAINSBURY’S SUPERMARKET LTD

Members considered notification of an Appeal by Sainsbury’s Supermarket Ltd to removal of Condition 22 (delivery hours). Deliveries are currently not permitted between the hours of 11pm and 6am and the applicant wishes to see this removed.

Councillor Rathbone proposed a written response be sent to the Planning Inspectorate stating Committee still hold with their original objection as changing this condition would adversely affect all neighbouring residents. Committee strongly consider this condition should not be removed as no permanent considerations have altered since the conditions were agreed.

Comments formally made by Cllr Evans to the Chair, which agreed with these opinions, were relayed to the Committee.

RESOLVED That a written response be sent to the Planning Inspectorate stating Committee’s strong view that the condition should not be removed for the above reasons.

311/20/21 ANY OTHER BUSINESS

Public Consultation for Residential Development at Land off Brigsteer Road

Committee considered correspondence received from Story Homes, the developer that will be taking forward a proposed housing development at land off Brigsteer Road. The correspondence advised that a letter drop consultation would shortly be undertaken and invited feedback by Friday 16th October.

Committee expressed severe disappointment at the lack of information provided and felt unable to make a meaningful comment. They look forward to receiving something that was actually substantial which would enable both Committee and residents to comment fruitfully.

Committee also require the development to include affordable housing to the percentage agreed by the SLDC Local Plan, which should be mixed and integrated into the development as a whole. Committee trust further information will provide details on the sustainability of the build and the strategic planning involved for transport, with it based on practical assumptions of increased journeys undertaken, as well as all other matters required. The Committee looked forward to the provision of information to show, as stated in this 'consultation', that it will be a "sustainable and integrated development".

312/20/21

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 6.55pm

Signed

Dated

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA 0325	Field South of Quarry, Kendal Use of land for storage of farm equipment, lock up cabin, stone and builders material (Retrospective)	07.10.2020	See comments below.
2	FPA 0411	60 Highgate, Kendal Change of use of 1st and 2nd floor from storage space (retail) to 2 self-contained flats	07.10.2020	No material objections subject to submission of a detailed scheme for external noise reduction.
3	Advertisement 0615	7 Stricklandgate, Kendal 2 x internally illuminated fascia signs, 1x internally illuminated projecting sign, acrylic opening hours, acrylic letterbox and night safe surrounds and printed and frosted window manifestation.	09.10.2020	No material objections provided not illuminated
4	FPA 0648	Former Safehands Nursery, Captain French Lane, Kendal <i>Change of use of former nursery to provide 5 dwellings, demolition of single storey modern extensions, external alterations to side and rear elevations, erection of single-storey garden room and balconies to rear of property, installation of dormer windows and solar panels to rear elevation, and installation of conservation roof lights</i>	09.10.2020	See comments below.
5	FPA 0653	Stoneworld, Mintsfeet Road North, Kendal Stone finishing room extension	15.10.2020	No material objections provided fitting of temporary flood defence barriers as outlined.
6	FPA 0564	14 Crummock Drive, Kendal Proposed front porch extension, detached garden room & retention of boundary fence	16.10.2020	No material objections

COMMENTS:**1. 0325 - Field South of Quarry, Kendal**

Committee are unable to positively view this application because of the lack of detail to back up assertions made in the application form, specifically regarding hedging, waste and

sustainable drainage. No reason has been given as to why permission has not been sought to this since 2009 – please confirm this is the case.

4. 0648 - Former Safehands Nursery, Captain French Lane, Kendal

Whilst committee approves the conversion to residential accommodation subject to Conservation Area status, it points out that there is a material consideration concerning the over development of the site and feel that 4 dwellings would be more appropriate given the existing density of parking within the area as one particular issue.

Use of materials to be consistent with Kendal Conservation Area Article 4 Direction.

Committee draw attention to the fact that the answer given to question 9 in the application appears to be incorrect.

With regard to parking, we assume the application for parking will not be considered because it is currently adopted highway and therefore cannot have a change of use.

No change of use from current publically adopted highway should be entertained in this or another application for the area designated here as for parking. This would exacerbate the problem with local parking outlined above. We suggest the area in front of the nursery be designated on street parking within Zone C as per other neighbouring streets.