

# KENDAL TOWN COUNCIL

## Planning Committee

**Monday 16th November 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, Chris Rowley and Graham Vincent
- APOLOGIES** None
- OFFICERS** Hazel Belshaw (Temporary Council Secretary)
- 411/20/21** **PUBLIC PARTICIPATION**  
None
- 412/20/21** **DECLARATIONS OF INTEREST**  
Cllr Vincent declared an interest in respect of the application relating to Kendal Ski Club, as he had been a member of the club in previous years.  
  
Cllr Rathbone declared an interest in respect of the application relating to Hill House, Gillinggate, Kendal as he knows the architect and 16 Blackthorn Close as he knows the applicant.  
  
Cllr Rowley declared an interest in respect of the application relating to 37 Longlands View, Kendal as he knows the applicant.
- 413/20/21** **MINUTES OF MEETING HELD ON 2ND NOVEMBER**  
  
Members considered the minutes of the Committee meeting held on 2nd November.  
  
Councillor Gibson 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 2nd November be accepted as a correct record, and signed by the Chair.
- 414/20/21** **MATTERS ARISING FROM PREVIOUS MINUTES, NOT ON THE AGENDA**  
None
- 415/20/21** **LAKE DISTRICT LOCAL PLAN: CONSULTATION ON PROPOSED MAIN MODIFICATIONS 29TH OCTOBER - 11TH DECEMBER**  
The Chair presented the plan which had been previously circulated. Members advised they would take a watching brief and report back to the Committee with any updates should they receive any.

**416/20/21**

**KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP**

Cllr Cornthwaite advised that there had been a Working Group meeting since the last Planning Committee meeting. The Working Group and Planning Committee members have had sight of the Minutes and EA presentation from this meeting and he further advised that the Minutes would be further widely circulated shortly. He proposed that the Committee approves the Minutes of the 4th November and that the Committee formally agrees to the Environment Agency’s proposed specification in their presentation, given at that meeting, and that any small amendments can be made to those proposals by formal agreement of the Chair of the Working Group and one additional KTC Councillor. This was seconded by Cllr Rathbone and carried unanimously.

**417/20/21**

**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 7.19pm

Signed .....

Dated .....

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA <a href="#">0741</a>	<b>37 Longlands View, Kendal</b> Proposed front porch, patio doors and rear dormer window	17.11.2020	<b>No material objections</b>
2	FPA <a href="#">0310</a>	<b>Kendal Ski Club, Canal Head North, Kendal</b> Lodge and slope extensions	13.11.2020	<b>No material objections</b> (see comments below)
3	FPA <a href="#">0511</a>	<b>39 Briarigg, Kendal</b> Alterations & extensions to boundary wall	18.11.2020	<b>No material objections</b>
4	FPA <a href="#">0611</a>	<b>44 High Fellside, Kendal</b> Alterations to side of front bay window to form doorway leading to front garden, replacement UPVC window to side	27.11.2020	<b>No material objections</b>
5	FPA <a href="#">0726</a>	<b>High Park Cottage, Oxenholme, Kendal</b> Construction of a new dwelling in place of the existing converted garage building	27.11.2020	<b>No material objections</b> However we would require biodiversity net gain to be achieved, for example by means of a creation of a green roof. In addition, there is a contradiction in the application as to whether a septic tank or package treatment plant is requested, which must be resolved before any agreement.
6	FPA <a href="#">0727</a>	<b>22 Michaelson Road, Kendal</b> Two storey side extension and new detached garage	25.11.2020	<b>No material objections</b> provided the next door neighbours are not overlooked with any loss of privacy. We would also look for a biodiversity net gain before any agreement, which has not been proven. The Committee endorses the suggestion of a swift box being

				added to this application.
7	FPA <a href="#">0761</a>	<b>Hill House, Gillinggate, Kendal</b> Ground floor extension to form new entrance porch and utility room, new door opening to existing balcony and new decking at first floor level, replacement roof over existing dining room	01.12.2020	<b>No material objections</b>
8	FPA <a href="#">0771</a>	<b>19 Union Street, Kendal</b> Replacement front door (Retrospective)	01.12.2020	<b>No material objections</b> although the Committee was disappointed to receive this as a retrospective application.
9	FPA <a href="#">0773</a>	<b>10 Ruskin Close, Kendal</b> Single storey rear, side & front wrap around extension	01.12.2020	<b>No material objections</b> Provided the net biodiversity gain expressed in the drawings becomes reality.
10	FPA <a href="#">0792</a>	<b>16 Blackthorn Close, Kendal</b> First floor extension over existing garage, 2 storey rear extension & single storey rear extension	02.12.2020	<b>No material objections</b>
11	FPA <a href="#">0801</a>	<b>45 Low Garth, Kendal</b> Two storey side extension	04.12.2020	<b>No material objections</b> Provided this is not felt to be overlooking neighbouring properties.
12	FPA <a href="#">0805</a>	<b>22 Collin Road, Kendal</b> First floor side and single storey rear extensions	04.12.2020	<b>No material objections</b> However we would be looking for a biodiversity net gain in this application.

### 1. Kendal Ski Club, Canal Head North, Kendal

The Committee welcome that the original objections raised by the committee as issues against which to mark the application have largely been addressed by subsequent alterations and therefore have no material objections. Given the level of objections from local residents that still exists it is suggested the Ski Club engage with them further and in particular with the Kirkbie Green Residents Group; they felt a block plan would help with this to show impact on specific properties.