

KENDAL TOWN COUNCIL

Planning Committee

**Monday 21st December 2020 at 6.00 p.m.
(Via Zoom)**

- PRESENT** Councillors Douglas Rathbone (Chair & Deputy Mayor), Jonathan Cornthwaite (Vice Chair), Dave Miles, Michele Miles, Chris Rowley and Graham Vincent
- Also in attendance was Graham Harrison
- APOLOGIES** None.
- OFFICERS** Chris Bagshaw (Town Clerk) and Nicky King (Council Secretary)
- 488/20/21 PUBLIC PARTICIPATION**
- None.
- 489/20/21 DECLARATIONS OF INTEREST**
- Councillor Rowley declared an interest in respect of 88 Windermere Road and was not present for that item.
- The Chair referred to applications relating to Beezon Lodge and brought the Committee's attention to the Council's interest in the neighbouring property, being the buildings of the Allen Technical Institute and Museum. The freehold is owned by a Charity of which the Council is sole Trustee. The Committee noted that the buildings are on a very long lease and the interest of individual councillors is not pecuniary.
- Councillor Cornthwaite declared an interest in respect of 77 Milnthorpe Road, Kendal. The resident is known to him through his place of work.
- 490/20/21 MINUTES OF MEETING HELD ON 7TH DECEMBER 2020**
- Members considered the minutes of the Committee meeting held on 7th December 2020.
- Councillor Rowley proposed that the minutes be accepted as a correct record. This was seconded by Councillor Cornthwaite and carried unanimously.
- RESOLVED** That the minutes of the meeting held on 7th December 2020 be accepted as a correct record, and signed by the Chair.
- 491/20/21 MATTERS ARISING**
- None.

492/20/21**KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP**

Councillor Cornthwaite advised Members that the KTC Flood Relief Scheme Working Group met on 16th December. Matters discussed included the glass wall and specifications.

Councillor Rowley mentioned a project that is part of a partnership bid, looking at innovative experimental upstream solutions in the Upper Kent. It will be submitting a bid in the region of half a million pounds for a proposed scheme which is looking for £500k to move forward on bunds adjacent to the Kentmere Reservoir. It was proposed at the meeting of the Working Group to continue to work with that group, in order to collect data on bunds' usefulness. The capacity of Councillor Rowley's link as KTC Flood Group representative will need to be considered although it was felt the reporting line was through Flood Group to Planning and so to Full Council.

493/20/21**SLDC STREET NAME NUMBER TEAM CONSULTEE LETTER – LAND NORTH OF HIGH SPARROWMIRE/MOORE FIELD CLOSE, KENDAL (REF SNN 2469)**

Members considered a Street Name Numbering application for the development on Land North of High Sparrowmire/Moore Field Close. The proposed names of Holmfirth and Lockton represent names of places in Yorkshire and a continuation of Kettlewell Road theme.

Committee resolved that either offered name is acceptable. Chris Bagshaw to notify SLDC.

RESOLVED

Committee agree that either offered name is acceptable. Chris Bagshaw to notify SLDC.

494/20/21**TRAFFIC REGULATION ORDER**

Members considered correspondence from CCC regarding proposed amendments to the speed limit on the A6, Milnthorpe Road, Kendal. The proposal is to extend the existing 30mph speed limit to a more suitable location as well moving the existing 40mph buffer zone further out of Kendal.

Members discussed the need to improve this dangerous location. Following a general discussion Committee agreed they were broadly in favour of the proposals, however they would prefer to see it go further than the proposed extension of the 30mph limit, taking the lower speed restriction as far south towards the roundabout as possible. It is their view that this would be environmentally preferable and safer for the approaches to the town. Town Clerk to notify CCC Highways of Committee's comments.

RESOLVED

Town Clerk to notify CCC Highways of Committee's comments in respect of proposed amendments to the speed limit on Milnthorpe Road.

495/20/21

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 7.26pm

Signed

Dated

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA 0814	88 Windermere Road, KENDAL Provision of a single of street parking space at the level of the public highway for ease of access.	21.12.2020	No material objections but Committee would draw attention to neighbours' comments, specifically regarding lack of 'green frontage' and the existing drainage problem
2	FPA 0846	Former K Village, Lound Road, KENDAL Alterations to basement area to remove vacant retail stores and introduce car parking	21.12.2020	No material objections provided the agreed remedial work on "back watering" of the drainage system can be confirmed
3	FPA 0849	10 White Stiles, KENDAL Two storey rear extension and front porch	22.12.2020	No material objections and Committee support the comment regarding swift boxes.
4	FPA 0858	77 Milnthorpe Road, KENDAL Replacement single storey rear extension	23.12.2020	No material objections
5	FPA 0864	35 Burton Road, KENDAL Two storey & single storey side extensions	23.12.2020	No material objections and Committee support the comment regarding swift boxes.
6	FPA 0919	Builders Supply Co, Mintsfeet Road South, KENDAL Retention of 3 lighting columns to illuminate yard area of existing builders merchant	25.12.2020	No material objections See comments below.
7	FPA 0877	2 Kendal Green, KENDAL Replacement first and second floor front windows	05.01.2021	No material objections
8	FPA 0882 & 0883	62 Stramongate, KENDAL Conversion & change of use of ground floor retail/office unit to one bedroomed flat	06.01.2021	Material Objections See comments below.

9	FPA 0867	4 Anchorite Road, KENDAL Single storey side extension	30.12.2020	No material objections
10	FPA 0887	Spital Farm, Appleby Road, KENDAL Change of use of land for 10 additional touring caravan pitches and installation of stone access track	06.01.2021	Material Objections See comments below.
11	FPA 0893	Beezon Lodge, Beezon Road, KENDAL Two storey commercial building for mixed use (Use Class E - commercial, business & service) and insertion of new window to gable of existing office (Resubmission SL/2020/0221)	08.01.2021	No material objections
12	FPA 0894	Beezon Lodge, Beezon Road, KENDAL Alterations to existing south west facing boundary wall to Beezon Road, and part of south east facing boundary wall to Back Rawes Yard in conjunction with application SL/2020/0893	08.01.2021	No material objections
13	FPA 0908	Porsche Centre, Longpool, KENDAL Erection of retirement living apartments with associated communal facilities, landscaping, and on-site car-parking	18.01.2020	No material objections See comments below.
14	FPA 0911	Bracken Bank, Singleton Park Road, KENDAL Single storey front extension	11.01.2021	No Material Objections Suggest using flat roof as a green roof for biodiversity improvement and wish to ensure that access is sufficient and ownership of that access is confirmed.

COMMENTS

6. Builders Supply Co, Mintsfeet Road South, KENDAL (SL/2020/0919)

The committee wishes to understand what work has been undertaken in the last 12 months since the original refusal of permission, to mitigate the adverse effect of the unauthorised building of the light columns? It also noted the answers to the original objections.

Moving forward, the Committee draws attention to Friends of the Lake District/Dark Skies comments regarding the strength and intensity of the planned lights. However it feels that should be mitigated in future by shielding the lights, and may not be as adverse as suggested due to the change in lighting times proposed and confirmation of column height at 8.5m.

8. 62 Stramongate, KENDAL (SL/2020/0882 & 0883)

Committee looks favourably upon the conversion of retail premises into accommodation. However the appearance and design of the application is not consistent with a domestic property and would therefore adversely affect the high street and visual amenity of the Kendal Conservation Area. Reference was particularly made with reference to the retained shop front.

Property level flood protection should be included in any amended application.

There is no flood risk assessment according to the EA. If received, this should be assessed as per their letter.

Committee draws attention to the fact that it is below the minimum size that SLDC prescribe for conversion of buildings to residential use and on the basis of that cannot see a way this application can proceed.

10. Spital Farm, Appleby Road, KENDAL (SL/2020/0887)

The Committee drew attention to their opposition to the application owing to potential danger of increased traffic flow, entering and leaving the site with large vehicles, with its site opposite a large school.

If agreement is given to this application this would amount to more than the maximum number of pitches that could be contained on this site regardless of traffic. The Committee challenge the Design and Access Statement – there is no evidence to back up the assertion regarding the applicant's figures re 50-60 extra movements per day – and that was not felt to be realistic from local experience without more robust proof. It was questioned whether this included additional vehicles brought on site by those using the pitches. That was also used to underline the previous objection.

It was felt that there was not sufficient evidence provided of any net biodiversity gain, subsequent to the removal of 2 sections of hedge, or of sufficient separation from the road.

Any agreement must be consistent with the Environment Agency's Sustainable Places letter regarding permit and foul drainage.

13. Porsche Centre, Longpool, KENDAL (SL/2020/0908)

Committee is in agreement with the principle of this application and the positive use of the site for this style and quality of development and feels it is an important addition to this part of Kendal. Despite this, the committee discussed various matters for ongoing consideration.

We await responses from Lead Flood Authority. A response from Highways will be monitored re the increase to traffic and the requirements for better pedestrian access, both to the property and from the property into the centre of town. This is a potentially difficult junction and work needs to be done to ensure its safety for all people using the apartments and to encourage non-car travel into town as per the stated aims of the applicants. We therefore reserve our right to enter into dialogue further, depending on the above reports, before the stated deadline.

The size and especially the height of the application were discussed, particularly in contrast to the surrounding urban build which is largely of 2 stories. This was noted but attention was drawn to similar heights of buildings evidenced in the application and was not felt to constitute a material objection.

The Committee also underline the questions raised by the Street Scene Safety Adviser for clear areas of movement and turning.

It was underlined that w trust SLDC will work alongside developers to facilitate easier access to the town centre by pedestrians, mobility scooters and such like.

We support the letter written with regard to swift boxes as well as hoping to ensure other gains in biodiversity for the site.