

KENDAL TOWN COUNCIL

Planning Committee

**Monday 18th January 2021 at 6.30 p.m.
(Via Zoom)**

- 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: Graham Harrison
- APOLOGIES** None
- OFFICERS** Chris Bagshaw (Town Clerk) and Nicky King (Council Secretary)
- 540/20/21 PUBLIC PARTICIPATION**
- None.
- 541/20/21 DECLARATIONS OF INTEREST**
- Councillor Gibson declared an interest in application SL/2020/0897, 79 Serpentine Road, as the property is in her Ward.
- 542/20/21 MINUTES OF MEETING HELD ON 4TH JANUARY 2021**
- Members considered the minutes of the Committee meeting held on 4th January 2021.
- Councillor Rowley proposed that the minutes be accepted as a correct record. This was seconded by Councillor Gibson and carried unanimously.
- RESOLVED** That the minutes of the meeting held on 4th January 2021 be accepted as a correct record, and signed by the Chair.
- 543/20/21 MATTERS ARISING**
- None.
- 544/20/21 KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP (KTCFRSWG)**
- Councillor Cornthwaite confirmed the next meeting of the group will take place on Wednesday 20th January at 7pm. It is hoped there will be feedback from the EA regarding progression of works.
- Councillor Rowley noted minor amendments required to the minutes of the meeting of KTCFRSWG held on 16th December and will liaise with Councillor Brook.
- The Upper Kent issues were raised and applications for bids in respect of £6m funding available. Councillor Rathbone requested

some clarity in this respect.

Councillor Vincent queried whether the group were engaging with Parish Councils in respect of Upper Kent issues. Councillor Rowley advised that discussions were held with Parish Councils during the application process and further involvement will be invited if it leads to an expression of interest. The Clerk confirmed contact had been made with Burneside PC.

545/20/21

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 7.20pm

Signed

Dated

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA 0910	26 Garden Road, KENDAL Demolition of existing rear lean-to, erection of replacement single-storey rear extension & front porch.	25.01.2021	No material objections It was noted that the committee felt there was a lack of accurate information on size of the build which could lead to confusion and made it difficult to be objective, however this did not amount to anything material.
2	FPA 0909	24 Garden Road, KENDAL Demolition of existing rear lean-to, erection of replacement single-storey rear extension & front porch.	25.01.2021	No material objections Provided there is no overlooking or loss of privacy with regard to the back garden of number 22. It was noted that the committee felt there was a lack of accurate information on size of the build which could lead to confusion and made it difficult to be objective, however this did not amount to anything material.
3	FPA 0916	Glendene, 17 Gillinggate, KENDAL Replacement section of front boundary wall	25.01.2021	No material objections
4	FPA 0965	20 Collin Road, Kendal Single story rear extension	26.01.2021	No material objections
5	FPA 0951	3 Garth Heads, KENDAL Rear dormer with glazed balcony	26.01.2021	No material objections Provided the balcony does not result in overlooking or lack of privacy for neighbouring properties.

6	FPA 0969	Former Enterprise Rent A Car, Station Yard, Station Road, KENDAL Storage warehouse & workshop	26.01.2021	No material objections
7	FPA 0897	79 Serpentine Road, KENDAL Formation of new vehicular access and drive	27.01.2021	Material objections <ul style="list-style-type: none"> • Loss of existing parking space • Safety for pedestrians on road but specifically in this difficult entrance • Potential damage to retaining wall and damage to its ability to 'hold up' carriageway. This will create a dangerous precedent for the whole road and needs site knowledge. • Lack of net biodiversity gain given the amount of loss resulting from removal of front garden • No surface water drainage plan provided • Pedestrian access reduced resulting in highways danger. • Insufficient information provided to satisfy worries on build quality or design, necessitating clarification to the committee.
8	FPA 0004	1 Silver Howe Close, KENDAL Variation of condition 4 (glass balustrade) attached to planning permission SL/2017/1006 (Construction of side and rear extensions and installation of glazed	28.01.2021	Material objections The Committee underlines its original objection

		balcony to rear)		and does not see any reason to amend the condition from original SL/2017/1006 application. The need for glass on all 3 elevations is still required, despite the hedge mentioned by the applicant. We also do not wish to create a precedent for neighbouring properties as mentioned in the neighbour response
9	FPA 0016	1 Cedar Grove, Kendal Single storey rear extension with glazed balcony over to replace existing conservatory & extension to detached garage	01.02.2021	Material objections Committee objected to the size and nature of the balcony in affecting privacy of neighbouring properties and the fact that it would be overlooking properties. This was especially the case regarding Stainbank Road, which is not outlined in any of the plans submitted yet would be detrimentally affected. Committee has no material objections to the extension itself.