

KENDAL TOWN COUNCIL

Planning Committee

**Monday 15th February 2021 at 6.30 p.m.
(Via Zoom)**

- PRESENT** Councillors Douglas Rathbone (Chair & Deputy Mayor), Jonathan Cornthwaite (Vice Chair), Dave Miles, Michele Miles, Helen Ladhams, Chris Rowley and Graham Vincent
- Also in attendance: Graham Harrison and Jason Rushworth, Newsquest Reporter
- APOLOGIES** Councillor Pat Gibson
- OFFICERS** Chris Bagshaw (Town Clerk) and Nicky King (Council Secretary)
- 601/20/21 PUBLIC PARTICIPATION**
- None
- 602/20/21 DECLARATIONS OF INTEREST**
- None.
- 603/20/21 MINUTES OF MEETING HELD ON 1ST FEBRUARY 2021**
- Members considered the minutes of the Committee meeting held on 1st February 2021.
- Councillor Rowley proposed that the minutes be accepted as a correct record. This was seconded by Councillor M Miles and carried unanimously.
- RESOLVED** That the minutes of the meeting held on 1st February 2021 be accepted as a correct record, and signed by the Chair.
- 604/20/21 MATTERS ARISING**
- None.
- 605/20/21 KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP**
- Councillor Cornthwaite advised there was a presentation mid-week to SLDC by the EA. There is a possibility this could be followed up with a presentation to KTC.
- The next group meeting will be held on Wednesday 17th March.
- Councillor Cornthwaite proposed that the minutes of the working group meeting held 20th January 2021 be noted. This was seconded by Councillor Rathbone and carried.

RESOLVED

That the minutes of the working group meeting held 20th January 2021 be noted.

606/20/21**LDNPA SUPPLEMENTARY PLANNING DOCUMENTS
CONSULTATION**

At the last meeting held on 1st February, it had been resolved to consider Committee's response in respect of the LDNPA planning related consultations for the revised Housing Supplementary Planning Document and the new Biodiversity Supplementary Planning Document.

Councillor Rowley advised he had spoken to LDNPA to request clarity as to any crossover implications between the town boundary and LDNPA. It was pointed out that there is no overlap into our boundaries with LDNPA. He had also enquired about the new build housing policy. Sometimes when a parish lies in a National Park and another area there might be some crossover, however in this case there is no crossover in KTC boundary so this does not apply. Both consultations on biodiversity and housing only refer to new development in the National Park so would only have implications for Kendal if there was any new development either immediately surrounding Kendal or, in terms of biodiversity, in the catchment area. Councillor Rowley had also enquired about whether biodiversity would have any implications for the catchment area in terms of flooding. There was none as far as he could see.

In respect of biodiversity, the proposals are to ask for a 10% net gain for all developments. This is not difficult for farms, but will have implications on new builds in the National Park so an offsetting programme is to be offered, where some net gain can be made elsewhere.

The matter of Boundary Bank was raised by Councillor Vincent and the quarry area on Underbarrow Road. It is the only small piece of National Park on the Kendal side of the A591. He proposed some years ago offering to swap that land for a large area of land at Staveley, which is only area of South Lakeland land in the National Park. This would serve to clean up the boundary lines to fit the parishes. He suggested a need to have a policy that we will engage seriously with the National Park and hoped they will do likewise where those areas impact on employment opportunities for Kendal.

Following a general discussion regarding the issue of the quarry and LDNPA boundaries with Kendal, the Chair suggested and it was agreed to respond to the LDNPA advising that Committee have no objections and are and broadly supportive of this development of their policies. Town Clerk to draft a reply and forward to Councillor Rathbone prior to formal response by the deadline of 19th February.

In addition Cllr Rathbone suggested and it was agreed that KTC looks to engage further with LDNPA on the basis of this and looks to form policies where National Park developments impinge on areas within the town boundary. Committee are particularly interested in further working with LDNPA on the development of brownfield sites adjacent

to Kendal in the National Park, transport planning policies etc and wish to underline our role as a statutory consultee for any developments on the boundaries between the two organisations.

It was noted that the two LDNPA Officers to contact are Paula Allen and Hannah Lattie.

RESOLVED

Town Clerk to draft a response to LDNPA as per discussions and forward to Councillor Rathbone prior to formal response by the deadline of 19th February.

607/20/21

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 SL/2020/0968	1, 2, 5, 6 ,7 & 8 Nobles Rest, Maude Street, KENDAL Replacement windows and doors	22.02.2021	Material Objections Committee request justification for use of materials between metal and wood, given that it is within the Conservation Area. The Heritage Statement was very vague and specifically did not adequately discuss that argument as to addressing or justifying what material should be proposed for the replacement windows. If approval is given for wooden replacement windows this should be from 'sustainably sourced' hardwood or accoya.
2	FPA SL/2021/0049	10 Finkle Street, KENDAL Change of use from barbers shop (Use Class F2) to Fish and Chip Shop and Take-Away/Cafe (Use Class E)	22.02.2021	No Material Objections Committee propose a waste management condition – the applicant provides and empties public rubbish bin(s) outside the premises, specifically given its location. Committee object to such extended hours as proposed given the location and potential for lack of public order in the Kendal Conservation Area in the town centre at that latest requested time. Conditions made regarding the noise and smell of the proposed extraction duct must conform to policy for what is a mixed residential and retail area. To ensure that pedestrian movement past the shop and waiting for service in its pavement vicinity is not an issue.
3	FPA SL/2021/0070	6 Littledale, KENDAL Single storey rear extension & front porch extension	25.02.2021	No Material Objections Committee would propose that in order to conform to policy, use of the extensive flat roof area is strongly considered as a condition, for biodiversity net gain. Using a bird box as sole biodiversity gain is not felt to be sufficient.

4	FPA SL/2021/0072	Workshop 3, Canal Head South, KENDAL Replacement lean-to storage building & alterations	25.02.2021	No Material Objections
5	FPA SL/2021/0078	Westmorland General Hospital, Burton Road, KENDAL Construction of a modular CT scanner facility and associated infrastructure	25.02.2021	No Material Objections in order to make permanent this application in accordance with the T&C Planning Act GDP 2020.
6	Advertisement SL/2021/0088	4 Allhallows Lane, KENDAL Installation of 2 high level fascia signs, 1 pictorial sign, 2 chalk boards, 4 flood lights, 6 up/down lights and 2 sign written displays.	26.02.2021	No Material Objections Increased use of down lighters is proposed, bearing in mind the Dark Skies Policy. The advertising A board proposed could cause a pedestrian movement issue.
7	FPA SL/2021/0084 & SL/2021/0085	2-6 New Shambles, KENDAL Change of use of upper floor from hairdressing storage (Use class E) to dwelling with Internal & external alterations	01.03.2021	No Material Objections
8	FPA SL/2021/0086	Castle Howe, Bankfield Road, KENDAL Replacement of front sliding sash windows	01.03.2021	No Material Objections <u>Note:</u> the second generic plan indicates an Ulverston location.
9	FPA SL/2021/0093	50 Larch Grove, KENDAL First floor rear glazed balcony	01.03.2021	No Material Objections