

# KENDAL TOWN COUNCIL

## Planning Committee

**Monday 1<sup>st</sup> March 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: Jason Rushworth, Newsquest Reporter and Graham Harrison
- APOLOGIES** None
- OFFICERS** Chris Bagshaw (Town Clerk) and Nicky King (Council Secretary)
- 631/20/21 PUBLIC PARTICIPATION**
- None
- 632/20/21 DECLARATIONS OF INTEREST**
- Councillor Vincent declared an interest in application refs SL/2021/0101 and SL/2021/0102 in respect of Kendal Rugby Club. He is a Member of the Club.
- 633/20/21 MINUTES OF MEETING HELD ON 15<sup>th</sup> FEBRUARY 2021**
- Members considered the minutes of the Committee meeting held on 15<sup>th</sup> February 2021.
- Councillor Ladhams proposed that the minutes be accepted as a correct record. This was seconded by Councillor Rowley and carried with one abstention.
- RESOLVED** That the minutes of the meeting held on 15<sup>th</sup> February 2021 be accepted as a correct record, and signed by the Chair.
- 634/20/21 MATTERS ARISING**
- None.
- 635/20/21 KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP**
- Councillor Cornthwaite advised that the next meeting will be held on 17<sup>th</sup> March. It was noted that the Environment Agency have now started work in a couple of areas.
- 636/20/21 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 7.10pm

Signed .....

Dated .....

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA <a href="#">SL/2021/0089</a>	<b>43 Helme Drive, KENDAL</b> Erection garden building	02.03.2021	<b>No Material Objections</b>
2	Advertisement <a href="#">SL/2021/0097</a>	<b>Duke Of Cumberland Inn, 1 Appleby Road, KENDAL</b> Installation of 4 x externally illuminated facia signs	02.03.2021	<p><b>No Material Objections</b></p> <p>Whilst Committee welcome the attempt to vitalise these premises in keeping with the community, they would like to see rules and recent committee responses in relation to lighting adhered to.</p> <p>The following points were raised:</p> <ul style="list-style-type: none"> <li>• Uplighters not considered necessary at all. This is not in keeping with the Darker Skies Project and KTC's policy initiative. Lighting, where agreed, should be directional and/or be purely using downlighters</li> <li>• Unnecessary lighting has been included where it is not for signage and should look to removing them for reasons above</li> <li>• Proposed time limit for the lights (to conform to best practice on similar properties and not on all night). This is also relevant given the property's site, on a busy, difficult junction</li> <li>• Request detailed information on levels of luminosity proposed for officers when making delegated decision. To be in keeping with other applications on similar premises and being mindful of the specific siting of the building</li> </ul>

				<ul style="list-style-type: none"> <li>• Concern that excessive lighting would increase danger to traffic at an already busy junction</li> <li>• The committee agreed with all the consultee responses on the SLDC portal when in keeping with its comments above.</li> </ul>
3	FPA <a href="#">SL/2021/0101</a>	<b>Kendal Rugby Union Football Club, Mint Bridge, Shap Road, KENDAL</b> Variation of condition 19 (Open Hours) attached to planning permission SL/2015/0016 (Engineering operation and development to re-grade the site to form one full sized floodlit rugby pitch, one full sized floodlit artificial pitch, two training pitches, a clubhouse, parking and landscaping.)	02.03.2021	<p><b>No Material Objections</b></p> <p>Committee made the following comments:</p> <ul style="list-style-type: none"> <li>• Car parking –parking overflow in neighbouring streets is a potential problem. It should be looked at as to whether it should be allowed to park on the pitch/campsite to avoid roadside parking or alternative amelioration found</li> <li>• Flood lighting is not necessary, especially in a campsite environment</li> </ul>
4	FPA <a href="#">SL/2021/0102</a>	<b>Kendal Rugby Union Football Club, Mint Bridge, Shap Road, KENDAL</b> Change of use of land to allow seasonal camping	03.03.2021	<ul style="list-style-type: none"> <li>• Recommendation that SLDC Licensing Committee addresses noise concerns. Suggest a condition with regard to noise levels outside certain times (10pm or 10.30pm)</li> <li>• Toilet facilities – given usual campsite behaviour, that people do not travel any distance for toilets, any decision regarding suitability of facilities should include distance of toilet/shower and ease of use and how this may impact on the surrounding neighbourhood and the site itself.</li> <li>• The committee wondered whether agreement had been obtained from club members regarding use of facilities</li> <li>• The use of a Noise Survey dating back to 2015 was not felt to add to any argument in favour of this application</li> </ul>

				<ul style="list-style-type: none"> <li>The dates outlined in the Planning Statement are to be adhered to.</li> </ul>
5	FPA <a href="#">SL/2021/0124</a>	<b>5 Hawesmead Avenue, KENDAL</b> First floor extension over existing single storey extension	10.03.2021	<b>No Material Objections</b>
6	FPA <a href="#">SL/2021/0129</a>	<b>2 Murley Moss, KENDAL</b> Single storey rear extension & detached garden room for domestic & business use	10.03.2021	<p><b>No Material Objections</b></p> <p>The committee had no comments regarding the rear extension.</p> <p>However it wishes to raise neighbours' comments re positioning and size in respect of the garden room/business premises. It was discussed as to whether it would be beneficial to the application and neighbouring properties if it were moved further from the back fence, to remove its dominance and resultant potential loss of quiet enjoyment. In addition Committee suggest the possibility of screening when the issue of possibly moving the office is looked into. The size of the detached business/private use room was felt to be a questionable feature in the local environment. It was mentioned that there seemed negligible biodiversity effort, let alone net gain, for the size of new build.</p> <p>The committee did not make a judgement relating to the use of separate domestic premises for business purposes.</p>