

# KENDAL TOWN COUNCIL

## Planning Committee

**Monday 4 May 2021 at 6.30 p.m.  
(Via Zoom)**

- PRESENT** Councillors Douglas Rathbone (Chair & Deputy Mayor), Jonathan Cornthwaite (Vice Chair), Michele Miles, Helen Ladhams, Chris Rowley and Graham Vincent
- Jason Rushworth, Newsquest Reporter
- APOLOGIES** None
- OFFICERS** Chris Bagshaw (Town Clerk)
- 765/20/21 PUBLIC PARTICIPATION**
- None.
- 766/20/21 DECLARATIONS OF INTEREST**
- None.
- 767/20/21 MINUTES OF LAST MEETING**
- Members considered the minutes of the Committee meeting held on 19 April 2021.
- RESOLVED** That the minutes be accepted as a true record.
- 768/20/21 KENDAL TOWN COUNCIL FLOOD RELIEF SCHEME WORKING GROUP**
- Councillor Cornthwaite advised there was currently nothing further to report.
- 769/20/21 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 7.16pm

Signed .....

Dated .....

No.	App No./ Type	Address/ Proposed Development	Comments To SLDC	Observations/ Recommendations
1	FPA <a href="#">SL/2021/0355</a>	<b>2 Belmont, KENDAL</b> Replace window with patio / French doors to lounge and replace lean-to rear extensions with conservatory	10.05.2021	<b>No Material Objections</b>  The Committee would seek reassurance that the development does not compromise the visual amenity of the Conservation Area, despite assurances by the applicant, and does not cause additional overlooking issues for adjacent properties.
2	FPA <a href="#">SL/2021/0289</a>	<b>25 Serpentine Road, KENDAL</b> Replacement powder-coated steel gates	12.05.2021	<b>No Material Objections</b>
3	FPA <a href="#">SL/2021/0372</a>	<b>10 Collin Hill, KENDAL</b> Construction of lean-to indoor cycling studio to rear of existing garage	12.05.2021	<b>No Material Objections</b>  The Committee was very disappointed that the applicant made no mention of any net gain in biodiversity, despite removing an area of garden. Consideration should be given to the installation of bird boxes and even a green roof.
4	FPA <a href="#">SL/2021/0337</a>	<b>21 Sandylands Road, KENDAL</b> Demolition of conservatory and erection of a single & 2 storey rear extension	12.05.2021	<b>No Material Objections</b>  The Committee sought reassurance from Planning Officers that the development was compliant with loss of light regulations for neighbouring properties, so their recommendation

				is conditional on the development not being to the detriment of the neighbouring properties.
5	FPA <a href="#">SL/2020/0955</a>	<b>1 Lynngarth Drive, KENDAL</b>  Demolition of existing garage, erection of two storey side extension, one storey rear extension, erection of wall around the boundary of the property & form new entrance from highway	17.05.2021	<b>No Material Objections</b>  The Committee was very disappointed that the applicant made no mention of any net gain in biodiversity despite removing a hedgerow. It was not at all clear that the new planting on a border would compensate for the rich environment and cover of a natural hedge.  There was concern about the building's impact on the integrity of neighbouring buildings and the potential loss of privacy created by the new terrace. The Committee sought reassurance that these were compliant with appropriate standards.
6	FPA <a href="#">SL/2021/0367</a>	<b>Flat 1 Castle Stores, Castle Drive, KENDAL</b>  Change of use of flat (Use Class C3) to shop (Use Class E) (Retrospective)	17.05.2021	<b>No Material Objections</b>
7	FPA <a href="#">SL/2021/0393</a>	<b>14 Finley Drive, KENDAL</b>  Single storey side extension and removal of existing garage store	18.05.2021	<b>No Material Objections</b>  The committee remained unclear from the plans about the true scale of the development, because measurements were not clearly shown. It was also concerned about the issue of overlooking and any subsequent loss of privacy, which it didn't feel could be properly judged from the submitted

				plans. The Committee sought reassurance on this matter.
8	FPA <a href="#">SL/2021/0389</a>	<b>4 Thorny Hills, KENDAL</b> Drop windows sills to existing floor level and replacement double glazed sash windows to two rear 1st floor windows	18.05.2021	<b>No Material Objections</b>  Assuming that the Conservation Officer is satisfied that the development does not compromise the historic or visual amenity of the Conservation Area as no report has yet been submitted.
9	FPA <a href="#">SL/2021/0402</a>	<b>Unit 17, Dockray Hall Industrial Estate, Dockray Hall Road, KENDAL</b> First floor extension over part of existing single storey building	18.05.2021	<b>No Material Objections</b>  The Committee supported the comments regarding swift boxes and noted that there swifts present elsewhere on the estate.
10	FPA <a href="#">SL/2021/0415</a>	<b>8 Silver Howe Close, KENDAL</b> Demolition of existing garage & porch and erection of single storey side extension, front porch & alterations to drive	20.05.2021	<b>No Material Objections</b>  The Committee was concerned about the scale and dominance of the development. It was disappointed that there was no mention made of biodiversity and further observed that the installation of a token bird box would probably be insufficient.
11	FPA <a href="#">SL/2021/0346</a>	<b>4 Bramble Close, KENDAL</b> First floor extension over garage	21.05.2021	<b>No Material Objections</b>  The Committee supported the comments regarding the installation of swift boxes.