

Kendal Town Council

Town Hall, Highgate, Kendal LA9 4ED
www.kendaltowncouncil.gov.uk



Minutes of the Planning Committee meeting held on Monday, 18 October 2021 at 6.30pm via Zoom.

Cllr J Cornthwaite	Present	Cllr D Rathbone (Chair)	Present
Cllr P Gibson	Present	Cllr C Rowley	Present
Cllr H Ladhams (Vice Chair)	Present	Cllr K Teasdale	Present
Cllr D Miles	Absent	Cllr G Vincent	Present

In attendance: Chris Bagshaw (Town Clerk), Ian Gordon (Democratic Services Assistant).

P72/21/22 Apologies

None

P73/21/22 Declarations of Interest

Cllr Cornthwaite declared an interest in planning application SL/2021/0935

P74/21/22 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P75/21/22 Minutes of the Previous Meeting

The Council received the minutes of the previous planning committee meeting held on 4 October 2021

Resolved: To accept them as a true record.

P76/21/22 Planning Process Issues

The Clerk updated the committee on the Local Plan consultation and the emphasis on getting as many members as possible involved. Information on possible new sites is available at the Town Council offices at Mint Works. The next stage will be the Town Council working group producing a response by early November. Proposals from the working group will be fed through the Planning Committee.

P77/21/22 Kendal Town Council Flood Relief Scheme.

The committee received the minutes from the KTCFRS meeting held on 15 September. The next meeting will be Wednesday 20 October at 6.45pm.

Resolved: To accept the minutes from 15 September.

P78/21/22 Planning Applications

The Committee considered the Planning Applications shown in Appendix 1.

Resolved: To submit the recommendations in Appendix 1 to the Planning Authority.

The meeting closed at 19.32

Kendal Town Council

Appendix 1

Applications for Planning Committee 18 October 2021

No	App No/Type	Address/ Proposed Development	Comments to SLDC	Observations/Recommendations
1	SL/2021/0920	Stonecross Manor Hotel, 84 Milnthorpe Road Two storey rear extension, partial infill of existing courtyard to provide 12 guestrooms and larger spa facilities	21 October	No material objections provided that the number of car parking spaces is justified with the additional number of rooms. The committee were concerned about lack of tree survey or statement on net biodiversity gain. Overall, bearing these in mind, in favour of the application as it is within the developed extent of the existing facilities.
2	SL/2021/0936	102 Windermere Road Alterations to include a replacement single storey rear extension (Resubmission SL/2021/0519) ¹	22 October	No material objections provided concerns expressed by neighbours are taken into account and the new wall is stone faced as a condition.
3	SL/2021/0928 & SL/2021/0929	Second Floor, 24 Market Place Change of use & conversion of existing office space (Use class E) to residential (Use class C3)	22 October	No material objections provided planning regulations are suitably applied and historic references are retained.
4	SL/2021/0935	5 Webb View Replacement rear party fence between 5 and 6 Webb View to a total height of 3.2 meters	25 October	Material objection. Out of keeping with the neighbourhood, dominance, too large, totally unsympathetic materials used and unneighbourly. Above permitted height. The committee suggest refer to neighbourhood disputes.
5	SL/2021/0938	144 Windermere Road Single story rear family room and utility extension	25 October	No material objection provided net bio-diversity gain is assured, conforming to policy, and that reassurances given on there being adequate space to maintain the property down the side.

¹ 102 Windermere Road. At Kendal Town Council Planning Committee Meeting held on 7 June 2021, the committee had no material objections to the original application

6	SL/2021/0939	25 Greenside Construction of steel frame balcony with glazed balustrades on upper ground floor of rear elevation, enlargement of existing window and installation of French doors.	25 October	Material objection based on unneighbourly, size and use of materials, resulting in a lack of privacy with neighbouring properties and it being not in keeping with area.
7	SL/2021/0949	1 Summerhill Gardens Single storey side & rear extension	27 October	No material objections
8	SL/2021/0808	Church Wall, Holy Trinity Church, Kirkland Listed building consent for works to church wall at the Church of the Holy Trinity as part of Kendal Flood Management Scheme. Works to comprise the dismantling of a 38.8 m section of the wall and the construction of a new concrete flood wall, retaining/preserving the full-height gateway and the historic opening between the church yard and the former vicarage site.	28 October	No material objections with a suitable level of recording and written scheme of investigating as agreed by the Historic Environment Officer.
9	SL/2021/0950	139 Stricklandgate Variation of condition 1 (approved plans) attached to planning permission SL/2020/0426 ² (Variation of condition 2 (Approved Plans), 4 (External Materials), 5 (Roof Materials), 6 (Windows & Doors), 8 (Permitted Working Hours), 9 (Soft Landscaping) attached to planning permission SL/2017/0711) ³	29 October	No material objections. Provided the right of way is protected. The committee notes a suitable location plan does not seem to have been submitted.

² 139 Stricklandgate – SL2020/0426 The Town Council had no material objections providing the site retains the current class of usage.

³ 139 Stricklandgate – SL2017/0711 The Town Council recommended refusal of the amended plans for the conversion of the Sawyer Arms

10	SL/2021/0952	16 Woolpack Yard, Stricklandgate Demolition of former undertakers workshop and the construction of two new dwellings (Re-submission of SL/2018/0267) ⁴	29 October	No material objections
11	SL/2021/0954	Aynam Cote, 2 Bridge Street Replacement entrance door	29 October	No material objections
12	SL/2021/0959	Stramongate County Primary School, Blackhall Road New multi use games area (MUGA) incorporated into the site area which was previously occupied by the Nursery Block. The MUGA will have a high performance 3G artificial grass finish - in green. The ends of the pitch will have 2 metre high fencing with goal recesses. The pitch will be raised by approximately 100mm off the existing level of the field to protect the roots of the existing trees.	29 October	No material objections
13	SL/2021/0978	15 Curson Rise Single storey front extension	1 November	No material objection
14	SL/2021/0979	37 Longlands View Front porch, patio doors & front & rear dormer windows (Resubmission of SL/2016/0740) ⁵	1 November	No material objection

⁴ 16 Woolpack Yard – SL2018/0267 The Town Council recommended approval

⁵ 37 Longlands View SL/2016/0740 The Town Council recommended approval

15	SL/2021/0989	<p>OS Field 6510 South of Fell Close Oxenholme</p> <p>Discharge of conditions 13b (soft landscaping), 15 (mitigation strategy) attached to planning permission SL/2017/0620⁶</p>	<p>Discharge 13b: The committee wish to see confirmation that suitable solutions have been identified related to land contamination as identified in ERGO report. The Topsoil level of 150mm is not adequate to discharge this condition for trees and shrubs when viewed in conjunction with sub soil.</p> <p>Discharge 15: No Material Objection provided the mitigation strategy is confirmed to be suitable by development Control</p>
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⁶ SL/2017/0620 relates to Erection of extra care residential development (80 apartments with communal facilities, and 24 bungalows), with vehicular access and landscaped garden