

Kendal Town Council

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



Minutes of a meeting of the Planning Committee held on Monday, 20 June 2022, at 6.30 p.m. in the Town Hall, Kendal.

Cllr A Campbell	Present	Cllr H Ladhams (Vice-Chair)	Present
Cllr J Cornthwaite	Present	Cllr D Miles	Present
Cllr L Edwards	Present	Cllr D Rathbone (Chair)	Apologies
Cllr D Evans	Present	One vacancy	

In Attendance: Town Clerk and Democratic Services Assistant

P15/2022 Apologies

Apologies were received and accepted from Cllr D Rathbone (Chair).

P16/2022 Declarations of Interest

No declarations of interest were raised.

P17/2022 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P18/2022 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes of the previous meeting of the Planning Committee held on 6 June 2022 and to authorise the Chairman to sign them as a true record.

P19/2022 Planning Process and Issues

Further to Minutes Nos.P5/2022 and P12/2022, Cllr A Campbell raised the potential for the Town Council to adopt a position on second homes and holiday lets within Kendal whereby recommendations to the District Council on any relevant applications brought before the Town Council's Planning Committee would reference the need for conditions on affordability and local occupancy. He stressed the importance of promoting the need for the District Council to maximise the numbers of affordable homes in Kendal.

The Town Clerk suggested that he might produce a paper for consideration at the next meeting of the Committee summarising the legal position and putting forward appropriate options.

Resolved: That the Town Clerk present a paper summarising the legal position and putting forward appropriate options for consideration to the next meeting of the Committee.

P20/2022 Flood Scheme Working Group

Cllr J Cornthwaite, Chairman of the Flood Scheme Working Group, reported that there had been no meeting of the Group since the last meeting of the Planning Committee, however, that the next meeting was due to be held 22 June 2022. This meeting should have included a walk from the Parish Church to Gooseholme, however, this would not now happen as the meeting was to be held via Zoom. The walk would take place instead on 6 July, when it was hoped that Busher Walk would have been re-opened, enabling the walk to include this area and so a view across the river of Beeson Fields.

The potential of officially asking the Environment Agency to allow access to the site was raised.

Resolved: To note the verbal update.

P21/2022 Planning Applications

The Committee considered the Planning Applications shown in Appendix 1 to these minutes.

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

The meeting closed at 7.01 p.m.

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Applications for Planning Committee: 20 June 2022

Appendix 1

No.	App No./Type	Address/Proposed Development	Comments to SLDC	Observations/Recommendations
1	SL/2022/0450	125 Highgate, Kendal Structural buttress to east elevation in yard	28 June	<u>No Material Objections.</u>
2	SL/2022/0456	2-3 Wildman Street, Kendal Installation of security fencing to the boundaries of arts and media campus	20 June	The Committee is concerned with regard to existing rights of way which could no longer be used at night but otherwise has <u>No Material Objectons.</u>
3	SL/2022/0468	Fellside Centre, Low Fellside, Kendal Instalation of 16 Solar (PV) panels to the south and west face roof pitches	21 June	<u>No Material Objections.</u>
4	SL/2022/0488	45 Helmside Road, Oxenholme, Kendal Alterations to front garden to create a parking area for 2 vehicles	30 June	There is no provision for biodiversity net gain but otherwise <u>No Material Objections.</u>

No.	App No./Type	Address/Proposed Development	Comments to SLDC	Observations/Recommendations
5	SL/2022/0490	<p>Land East of Hayclose Road, Kendal Parks</p> <p>Application for Outline Planning Permission (with All Matters Reserved) for a residential development of up to 160 Dwellings and associated infrastructure</p>	27 June	<p>Recommend Refusal unless the following concerns are addressed:-</p> <ul style="list-style-type: none"> • Access routes and roads – suggest that the Oxenholme Station end is access for emergency vehicles only with cycleway and move junction away from corner. • Howe Bank too narrow for emergency vehicle access. • The application does not extend the play area. • School places at Heron Hill and Natland are limited. • Is already excessive parking on Hayclose Road and Howe Bank. • NHS capacity limited. • Provision for net biodiversity gain and green corridors. • Energy efficiency and sustainability measures. • Adequate flood risk assessment. • Roundabout currently proposed unsuitable in that location and is there potential for a roundabout at the Oxenholme end by removal of one or two units and so improve bus access and safety for the community? • Ensure affordable housing aspiration retained throughout process and not just executive homes for commuters. • Reference to Local Plan and potential for development of multi modal transport.

No.	App No./Type	Address/Proposed Development	Comments to SLDC	Observations/Recommendations
6	SL/2022/0492	94 Vicarage Drive, Kendal Construction of wall and creation of hard-standing to front elevation (Retrospective Application)	20 June	The Committee was disappointed that this was a retrospective application, there is no provision for net biodiversity gain and asked that Planning Officers check the wall height and whether the surface water run off claimed was achievable but otherwise <u>No Material Objections.</u>
7	SL/2022/0494	Formentor, Oxenholme, Kendal Erection of domestic horse stables	30 June	There is no provision for biodiversity net gain but otherwise <u>No Material Objections.</u>
8	SL/2022/0508 & SL/2022/0509	7 Finkle Street, Kendal Installation of 1 non illuminated fascia sign & 1 non illuminated hanging sign	4 July	<u>No Material Objections.</u>
9	SL/2022/0519	84 Hayclose Road Proposed 2 Storey side extension	5 July	The Committee commended the inclusion of Swift Bricks and raised <u>No Material Objections.</u>