

Kendal Town Council

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



Minutes of a meeting of the Planning Committee held on Monday, 4 July 2022, at 6.00 p.m., in the Town Hall, Kendal.

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

* Arrived late during consideration of Item No.8 (Minute No.P28/2022 below).

In Attendance: Chris Bagshaw (Town Clerk) and Inge Booth (Democratic Services Assistant)

P22/2022 Apologies

There were no apologies for absence.

P23/2022 Declarations of Interest

No declarations of interest were raised.

P24/2022 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P25/2022 Minutes of the Previous Meeting

Attention was drawn to the fact that subsequent to the responses attached having been made to South Lakeland District Council, further comment had been forwarded with regard to Planning Application No.SL/2022/0490 (land east of Hayclose Road, Kendal Parks) emphasising that the Committee had felt that the proposed access to the site through the insertion of a mini roundabout at the station end would create a significant new dangerous hazard. The present blind bend would not be ameliorated by the roundabout, instead the traffic would be further unsighted. It had been the view of the Committee that this access point should be for emergency vehicles only, perhaps making additional space for a cycling route.

Resolved: To receive and accept the minutes of the previous meeting of the Planning Committee held on 20 June 2022 and to authorise the Chairman to sign them as a true record.

P26/2022 Planning Process and Issues

Further to Minute No. P19/2022, the Town Clerk was asked for an update on progress on his paper summarising the legal position and putting forward appropriate options with regard to the Town Council adopting a position on second homes and holiday lets within Kendal. The Town Clerk explained that he was still gathering evidence and that he would be sending a draft document to the Chairman and Cllr A Campbell in due course, also informing Members that this was a hot topic across the nation. The Chair expressed content with regard to the local District Ward Member's comments regarding the Hayclose Road application (SL/2022/0490) (Minute No. P21/2022 refers) suggesting that the developer might commit to providing a statement of assurance that the development is deemed viable bearing in mind all the costs of development, including the provision of the District Council's requirement for 35% affordable housing.

Resolved: That the Town Clerk's verbal update be noted.

P27/2022 Flood Scheme Working Group

Cllr J Cornthwaite, Chairman of the Flood Scheme Working Group, informed Members that there had been a meeting of the Group on 22 June 2022 but that the notes of that meeting had not been appended to the Planning Committee agenda; he asked that they be appended to the agenda for the next meeting. Members raised the need for the Planning Committee to formally accept the notes of the Flood Scheme Working Group moving forward.

Cllr Cornthwaite advised that there was to be a site walk through part of the Scheme on 6 July, at Busher Walk and County Hall, starting at 6.30 p.m. The walk through would be repeated later in the year when there would be more to see.

The Chair referred to a walk which had taken place at the southern reaches and Members acknowledged the need for all groups involved to come together in discussion on the project.

Cllr Cornthwaite undertook to notify Members once the date for the next meeting of the Flood Scheme Working Group was set.

Resolved: To note the verbal update.

P28/2022 Proposed Upgrade to Telecommunications Installation

Members were asked to consider an appropriate response to the pre-consultation request from Cellnex for their proposed work at Blackhall Road.

Resolved: To advise Cellnex that this Committee has no comments to make on this application.

P29/2022 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 6.33 p.m.

Kendal Town Council

Applications for Planning Committee: 4 July 2022

Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
1	SL/2022/0311	52-56 Highgate, Kendal Replace the roof covering on 2 storey rear extension	Highgate	15 July	Recommend Refusal on the basis that no heritage or access statements. Please resubmit application including statements and an explanation as to why Brazilian slate has been chosen over local state and details regarding the colour of Brazilian slate.
2	SL/2022/0525	3 Low Garth, Kendal Single store side and rear extension	Strickland	7 July	No Material Objection provided that there are no adverse neighbour comments, however, net biodiversity gain must be shown within any conditions.
3	SL/2022/0536	5 Landsdown Close, Kendal Two storey rear extension	Heron Hill	8 July	The Committee drew attention to the comments raised by neighbours at Nos. 6 and 7 Landsdown Close and felt that the overall size of the development is out of keeping with the size of the plot. Material Objection on the basis of scale, dominance and adverse effect on the visual amenity of the area.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
4	SL/2022/0539	Kendal Nutricare Ltd, Mint Bridge Road, Lake District Bus Park, Kendal Erection of new evaporator building	Mintsfeet	8 July	The Committee raised the importance of encouraging business in Kendal. <u>No Material Objection</u>
5	SL/2022/0542	41 Buttermere Drive, Kendal Two storey side extension	Heron Hill	12 July	The Committee felt that the proposal fitted in with the plot and that there would be no encroachment on neighbours. <u>No Material Objection</u>
6	SL/2022/0553	Land North of Laurel Gardens, Kendal Variation of condition 2 (approved plans) - Minor amendment of house type drawings - attached to planning permission SL/2019/0602 (Residential development with associated landscaping and infrastructure)	Strickland	21 July	<u>No Objection</u> to change in house types so long as no detrimental impact on previously approved scheme.
7	SL/2022/0579	15 Bluebell Close, KENDAL Replacement rear sun room		18 July	<u>No Material Objection</u> provided that there are no adverse neighbour comments.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
8	SL/2022/0582	50 Sedbergh Road, Kendal Single storey rear extension to replace existing conservatory		18 July	There is no provision for biodiversity net gain and the Arboriculture Specialist's request for a Tree Protection Plan and Arboricultural Method Statement should be considered but otherwise <u>No Material Objection.</u>