

Kendal Town Council

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



Minutes of a meeting of the Planning Committee held on Monday, 1 September 2025, at 6.30 p.m., in the Council Chamber at the Town Hall, Highgate, Kendal.

Cllr J Cornthwaite	Present	Cllr T Martland	Apologies
Cllr L Edwards	Present	Cllr D Miles	Absent
Cllr R Edwards	Apologies	Cllr D Rathbone (Chair)	Present
Cllr A Finch	Apologies	Cllr G Supka	Apologies
Cllr H Ladhams (Vice-Chair)	Present		

In attendance: Town Clerk and Development and Delivery Manager (Deputy Town Clerk).

P58/2025 Apologies

Resolved: To receive and accept apologies for absence from Cllrs R Edwards, Cllr Finch, Cllr Martland and Cllr Supka.

P59/2025 Declarations of Interest

There were no declarations of interest.

P60/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

P61/2025 Minutes of the Previous Meeting

The Committee considered amended versions of the Minutes from the previous meeting and the minutes from the meeting 28 July.

Resolved: To receive and accept the minutes from the meetings held on 28 July and 18 August and to authorise the Chair to sign them as a true record.

P62/2025 Minute Action Sheet

Item 59 on the minute action sheet – ‘Cllr Cornthwaite to seek response on closure of half of Aynam Road’. Cllr Cornthwaite confirmed that the works are being carried out by the Environment Agency in relation to the flood work and will be ongoing for the duration of the implementation.

Resolved: To remove item 59 from the minute action sheet.

Resolved: To note the actions taken by officers on resolutions or recommendations made at previous meetings.

P63/2025 Planning Process and Issues

Issue raised regarding 44, Highgate – the ‘One Stop Shop’ recently opened in Kendal. The illuminated shop front signage was in breach of the conservation area and was subsequently

reported to Westmorland and Furness Planning and Enforcement. The signage has now been corrected and the lighting removed. Conversations are ongoing with Westmorland and Furness Council.

P64/2025 Kendal Town Council Flood Relief Scheme Working Group

The Committee viewed the email from the Planning authority, documenting its decision not to take enforcement action against the Environment Agency for the mistake in the wall height on New Road. Councillors expressed their surprise and disappointment at this outcome and instructed officers to convey this to the Planning Authority.

Cllr Cornthwaite, Chair of the Kendal Town Council Flood Relief Scheme Working Group, informed the Committee that the next meeting date is the 24th September, with information on the venue to follow. He confirmed that he currently had no further update.

The work progressing on Aynam Road, queried at the last meeting, was preparatory for the installation of the glass wall, which would progress over the winter months.

Resolved: Officers to contact the Planning Authority to express disappointment over the decision to not take enforcement action against the Environment Agency over the mistake in wall height on New Road.

Resolved: To note the verbal update.

P65/2025 Kendal Town Council Local Plan Action Group

The Chair of the Planning Committee and Town Clerk recently met with the Chair of Westmorland and Furness Council to discuss matters of strategic planning relating to Kendal. Conversations will continue with Westmorland and Furness Council to progress this issue.

Resolved: To note the verbal update.

P66/2025 Planning Applications

The Committee considered the Planning Applications as detailed 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 7.20 p.m.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2025/1370/HOU	13 Sunnyside, Kendal LA9 7DJ Proposed replacement front door and top light	Mintsfeet	12 September	No material objections providing that the conservation officer is satisfied.
2	2025/1529/SCREEN	Kendal Flood Risk Management Scheme Reach A Kendal Request for a Screening Opinion to establish if the modification of the approved embankment and flood walls at Reach A (the Proposed Development), on the eastern side of the River Kent and northern side of the River Mint, amounts to EIA development	Mintsfeet	1 September	No material objection.
3	2025/1494/HOU	1 Belmont Kendal LA9 4JP Four replacement timber windows & replacement of 2 concrete cills	Fell	18 September	Material objection. Agree with the Conservation Officer's conclusion. Specifically disagree with stuck on glazing bars and other indications that this is to be a pale imitation of the existing windows. Committee would recommend repair rather than replacement, if possible.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
4	2025/1528/HOU	Skewgarth High Tenterfell Kendal LA9 4PQ Proposed three new dormer windows to facilitate loft conversion to form more habitable space	Fell	18 September	Material Objection and the committee agree with the conservation officers report and conclusion that this does not preserve the special character, appearance and distinctiveness of the Kendal conservation area or neighbourhood.
5	2025/1498/PACOU	36 Finkle Street Kendal LA9 4AB Prior Notification under schedule 2, part 3, class G for the change of use of commercial, business and service (Use Class E) to a mixed use of Use Class E on ground floor and 2 flats on the upper 2 floors (Use Class C3)	Fell	4 September	No material objection to the application but external works will be needed for the conservation and information is therefore insufficient. In Addition, LBC and conservation area consent will be required.
6	2025/1506/HOU	Newlands 37 Milnthorpe Road Kendal LA9 5QG Accoya double glazed replacement windows to front and side	Kirkland	12 September	The committee was unable to make a decision without the further information requested by the Conservation Officer. If this information is not forthcoming, the Committee would have a material objection to the application.
7	2025/1071/FPA	Skewmount, High Tenterfell, Kendal LA9 4PQ Subdivision of single dwelling into 3 separate dwellings with a small side extension	Fell	5 September	No material objections and agree with the Conservation Officers report and conclusion provided the materials used are as outlined in the application.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
8	2025/1513/HOU	9 Beech Hill Terrace, Kendal LA9 4PP Replacement roof to rear (west) outriggers and replacement windows	Fell	12 September	The committee was unable to make a decision without the comments from the Conservation Officer and additional information on the windows. The committee is requesting a 3-day extension to allow the application to be considered at the next Planning Committee.
9	2025/1565/DISC	Kendal Nutricare Ltd, Lake District Business Park, Mint Bridge Road, LA9 6NL Approval of Details Reserved by Condition 6 (Additional riverside planting) attached to planning permission SL/2023/0163	Mintsfeet	10 September	No material objection and the Committee is in agreement with the comments from the Arboriculturist.
10	2025/1586/FPA	Cherry Tree, Kentrigg, Kendal LA9 6EE Variation of condition 2 (approved plans) attached to planning permission 2024/1426/FPA (Alterations to replace existing conservatory and extension to create new extensions)	Strickland	13 September	No material objection.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
11	2025/1432/HOU	6 Langdale Crescent, Kendal LA9 6JU Two storey side extension for accessible bathroom and bedroom accommodation	Nether	13 September	No material objections provided officers take into account neighbours' concerns and Kendal Swifts comments.
12	2025/1481/FPA	Market Hall, Market Place Kendal LA9 4LR Proposed outdoor heat pump & high-level extract fans	Fell	18 September	Material objections. No noise data has been provided with regard to the extraction fans and no LBC application has been submitted.
13	2025/1558/FPA	Formentor, Oxenholme, Kendal LA9 7RF Extension of domestic horse stables approved under planning permission SL/2022/0715.	Oxenholme	13 September	No material objections however we wish officers to take into account neighbours' concerns. The committee did have concerns about size and impact of the building as well as impact on the local environment. The committee wished for biodiversity net gain to be included in any conditions.