

Kendal Town Council

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



23 February 2026

To Members of the Planning Committee

Cllr J Cornthwaite	Cllr T Martland
Cllr L Edwards	Cllr D Rathbone (Chair)
Cllr R Edwards	
Cllr A Finch	
Cllr H Ladhams (Vice-Chair)	

You are summoned to a meeting of Kendal Town Council Planning Committee on **Monday, 2 March 2026**, at **6.30 p.m.** in the Council Chamber at the Town Hall, Highgate, Kendal.

(Distributed to other Members of the Council for information only.)

Yours faithfully

Chris Bagshaw
Town Clerk

AGENDA

Public Participation

Any member of the public who wishes to ask a question, make representations or present a deputation or petition at this meeting should give notice of their attention to do so by contacting the Town Clerk on 01539 885430, office@kendaltowncouncil.gov.uk. Information on how to make the application is available on the Council's Website - <http://www.kendaltowncouncil.gov.uk/kendal-town-council/statutory-information/guidance-on-public-participation-at-kendal-town-council-meetings/> or by contacting the Town Clerk on 01539 885432

1. Apologies

To receive and accept any apologies. If accepted, apologies will be considered to be for reasons approved by the council under the terms of the Local Government Act 1972, s85.

2. Declarations of Interest

To receive declarations by members and/or co-optees of interests in respect of items on this agenda.

3. Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

To consider whether there are any agenda items during consideration of which the press and public should be excluded.

4. Minutes from the Last Meeting (pages 3 to 8)

To receive the minutes of the meeting held on 16 February 2026 and to authorise the Chair to sign them as true records.

5. Minute Action Sheet (pages 9 to 10)

To consider a report on actions taken by officers on resolutions or recommendations made at previous meetings.

6. Planning Process and Issues

To consider verbal updates on any planning process or related issues arising from the Council's interaction with the Planning Authorities. These may include items for reference, training, or guidance following feedback from previous applications.

7. Kendal Town Council Flood Relief Scheme Working Group

To receive a brief verbal report from the Chair of the Working Group.

8. Kendal Town Council Local Plan Action Group

To receive a verbal update on the activities of the Working Group.

9. Planning Applications (page 11)

To consider planning applications received from Westmorland and Furness Council, if any.

The Committee may consider planning applications received and published by the Local Planning Authority up to the date of the meeting. Where the publication of the application is after the initial publication of the agenda, items will be added up to the day of the meeting where necessary to meet planning consultation timeframes. A full list of applications likely to be considered can be obtained by checking the local planning authority website: [Quick Search | Westmorland & Furness Council](#)

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Minutes of a meeting of the Planning Committee held on Monday, 16 February 2026, at 6.30 p.m., in the Council Chamber at the Town Hall, Highgate, Kendal.

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

In attendance: Town Clerk

P159/2025 Apologies

Apologies were received and accepted from Cllr Finch.

P160/20025 Declarations of Interest

Cllr Rathbone reminded members that he was also a substitute member of Westmorland and Furness Council's Strategic Planning committee, and a member of their Local Planning Committee, but he would not be predetermined on any issue that subsequently arose.

Cllrs Cornthwaite, Ladhams and Rathbone reminded members that they also served on Westmorland and Furness Council, which was the applicant item 9 2). They would withdraw from the meeting prior to this item being considered, and the remaining members would need to elect a Chair to complete the meeting.

P161/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

P162/2025 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes from the meeting held on 2 February 2026 and to authorise the Chair to sign them as a true record.

P163/2025 Minute Action Sheet

It was noted that a date was required for Planning training.

The issue of the Lune Gorge motorway closures remained unresolved. The Clerk would follow this up with Cllr Thornton at W&FC, and the Chair would follow this up with Tim Farron MP.

The Clerk reported that he had still not heard back from W&FC concerning the allocation of allotment land in the Call for Sites.

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

P164/2025 Planning Process and Issues

The Chair drew the Committee's attention to the process of High Street Rental Auctions, which W&FC were proposing to introduce. The consultation would be on the agenda for the next meeting.

P165/2025 Kendal Town Council Flood Relief Scheme Working Group

The Chair of the FRSWG reported that there was not yet a date for a meeting but that there was a launch even for the Waterside reach in early March, to which ward members and others had been invited.

Resolved: To note the verbal update.

P166/2025 Kendal Town Council Local Plan Working Group

The Clerk reported that he had had a helpful briefing from Helen Houston, Head of Planning Policy, following some issues with completing the Call for Sites forms. The outcome was that the Planning Authority accepted there may be gaps in information in the applications for some sites, but preferred to consider them anyway. The Clerk also drew attention to the existing mapping of the current Plan, which though out of date was the only one available for Kendal. He noted that it already mapped most of the amenity spaces that the Working Group had identified, so it seemed unnecessary to bring these into the new Call for Sites. The Town Council could instead concentrate its focus on the areas that were not in the current plan: the Western Heights, Strawberry Fields 2 and, following the discussions around the recent proposals on Shap Road, the land east of Shap Road and north of the rugby club.

Resolved: The Clerk would summarise the latest position and circulate the mapping url and Call for Sites forms to members.

P167/2025 Planning Applications

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

The meeting closed at 7.18pm.

Kendal Town Council

Applications for Planning Committee: 16 February 2026

Appendix 1

Item No.9

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2025/2124/OPA	<p>Land North of Meadowbank Business Park, Shap Road, Kendal</p> <p>Application for outline planning permission (with all matters reserved) for an employment development, comprising Storage & Distribution (Use Class B8) and Industrial (Use Classes B2 and E(g)(iii)) uses with supporting Food and Beverage (Use Class E(b)), and associated landscaping, highway works, cycleway and footpath linkages and other ancillary infrastructure.</p> <p>The reason(s) for this re-consultation are as follows: The application form and Transport Assessment have been updated to bring the proposed floorspace figures in line with those shown on the proposed Development Parameters Plan, which is intended to fix the maximum floorspace figures should this application be approved.</p>	Mintsfeet	13 February*	<p>The Committee noted that this application was being re-consulted upon, following the submission of further information.</p> <p>The additional information did not cause the Committee to change its view. It was not convinced by the Transport Assessment and the information on floorspace, like the transport assessment, seemed to contradict the headline figures on employment numbers. Members also drew attention to an aspect in the report that suggested an independent viability case was required.</p> <p>The Committee reiterated its concern for the damage this development could do to the rural character of this area.</p> <p>Recommend Refusal</p> <p>The Committee's previous submission from 19 January 2026 said:</p> <p><i>It was noted that the detail of the application differed somewhat from the pre-app presentation by the developer.</i></p> <p><i>The Committee had concerns across a number of areas. The proposal was for a fairly dense development, with mixed, and not particularly</i></p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
					<p><i>cohesive design elements. It was felt that its impact on the landscape would not be compatible with that of a gateway site, both to the town travelling south, and to the countryside and National Park, travelling north. The impact of its scale and dominance in the context of the rural fringe would be very detrimental, and the additional areas of land take from the previous application represent a negative intrusion into the town's green hinterland, and the rurality that characterises the neighbouring parish. The loss of local lowland grazing land was also noted as a concern.</i></p> <p><i>The application talks of ease of access to J36 on the M6, yet this requires crossing Kendal's already severely challenged urban traffic circulatory system. The impact on existing Shap Road congestion would be very detrimental, and the application appeared to offer no form of mitigation for this.</i></p> <p><i>The Committee was unconvinced by the plans to manage surface water drainage and the impact of the new estate on surrounding drainage patterns.</i></p> <p><i>The Committee was not convinced that a proper sequential test for alternative sites had been carried out. It further noted that the current land allocation was believed to be for mixed-use, which might include housing, whereas the application appeared to be for light industrial and warehousing use.</i></p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
					<p><i>The impact of noise and light on the surrounding countryside was not properly accounted for, and would currently seem very intrusive.</i></p> <p><i>There would be a requirement for a comprehensive archaeological survey of the site.</i></p> <p><i>The Committee felt these factors were sufficiently weighty for them to Recommend Refusal.</i></p>
3	2026/0201/HOU	<p>12 Scar View Road, Oxenholme, Kendal</p> <p>Proposed single storey side extension</p>	Oxenholme	20 February	<p>The Committee welcomed the biodiversity net gain proposals</p> <p>No material objections.</p>
4	2025/1079/HOU	<p>20 Castle Street, Kendal</p> <p>Replacement of three front timber sash windows with UPVC</p> <p>The reason(s) for this re-consultation are as follows: Please pay consideration to supplied photographs and Heritage Statement (dated 03/02/26).</p>	Mintsfeet	20 February	<p>The Committee noted the weak Heritage Statement and the comments from the Conservation Officer. Their conclusion was in line with the Conservation Officer's comments.</p> <p>Recommend Refusal.</p>
2	2026/0180/FPA	South Lakeland House Car Park, Lowther Street, Kendal	Fell	26 February	<p>Cllrs Cornthwaite, Ladhams and Rathbone withdrew from the meeting prior to the consideration of this item, which was taken last. Cllr Martland was elected to the Chair.</p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
		Installation of 4no new air-source heat pumps and extension of existing enclosure			The Committee noted the comment from Public Protection, and had No material objections , subject to the Noise Assessment being satisfactory.

* Extension requested.

Item No.5

Planning Committee - Minute Action Sheet - as at 9 February 2026

Ref. No.	Meeting Date	Minute No.	Title	Action (Resolution)	Officer Responsible (CB unless stated)	Deadline, if any	Date Action Commenced	Comments
22	19/02/2024	P150/2023	Planning Process and Issues	To produce a draft statement in relation to out of town food outlets, and to circulate to all Members of the Planning Committee, with Members to submit comments for inclusions should they so wish. (17/03/2025 - The Chair and the Town Clerk to discuss the matter of a draft statement in relation to out of town food outlets and to alter the commencement date on the sheet to 17 March 2025.)	DFR/CB	17/03/2026		To be drafted
53	17/03/2025	P180/2024	Minute Action Sheet	The Town Clerk to present a report on Planning Training for Members to the Committee in April 2025.	CB	20-Apr-26		Being collated. Will be reported to Committee in February 2026.
56	02/06/2025	P6/2025	Planning Process and Issues	The Town Clerk to report back to Committee on receipt of a response from Westmorland and Furness Council regarding its "non-statutory allotment land."	CB		22/05/2025 initially 07 Aug 25	Brief discussion followed by request for further information.

Ref. No.	Meeting Date	Minute No.	Title	Action (Resolution)	Officer Responsible (CB unless stated)	Deadline, if any	Date Action Commenced	Comments
58	16/06/2025	P18/2025	Shop Front Design Toolkit	To ask Westmorland and Furness to update the current Shop Front Design Toolkit.	CB		18-Jun-25	Scoping session held with KF and W&FC Econ Dev team. Next step will be Econ Dev taking conersation to Planning Policy colleagues and reporting to Town Team.
59	20/10/2025	P91/2025	Tebay Gorge bridges	For the Town Clerk to discuss diversion routes with Highways England, Police and Westmorland & Furness officers.	CB	17-Nov-25	27-Jan-26	National Highways are proposing a stakeholder group. This is currently being considered. Followed up for update 27 January 2026. A further action (16 Feb) was for the Chair to discuss the matter with Tim Farron MP and for the Clerk to raise the issue with the portfolio holder at W&FC.
60	16/02/2026	P166/2025	Local Plan	Clerk to summarise latest position and circulate mapping URL and Call for Sites forms	CB		20-Feb-26	Completed

Kendal Town Council
 Applications for Planning Committee: 2 March 2026
Appendix 1

Item No.9

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	<u>2025/2477/HOU</u>	5 Kendal Green, Kendal Refurbishment of existing timber sash window frames and insertion of sashes to match existing using conservation crown glass	Strickland	13 March`	
2	<u>2026/0298/PIP</u>	Land at Brigsteer Road, Kendal Permission in principle application for one dwelling	Highgate	13 March	
3	<u>2026/0327/HOU</u>	19 Hawesmead Drive, Kendal Erection of a single storey rear extension, replacing existing smaller extension	Stonecross	13 March	
4	<u>2026/0360/LBC</u>	HSBC, 64 Highgate, Kendal Listed Building Consent for the replacement of principle entrance doors on a like for like basis.	Highgate	19 March	
5	<u>2026/0361/FPA</u>	HSBC, 64 Highgate, Kendal Replacement of principle entrance doors on a like for like basis.	Highgate	18 March	