

# Kendal Town Council

Town Hall, Highgate, Kendal LA9 4DD  
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## Minutes of a meeting of the Planning Committee held on Monday, 2 March 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

### Public Participation

Cllr Russell spoke to the Committee about Natural Kendal's concerns for the planning application at the head of the Blind Beck. He urged members to note that land of this type cannot be replaced, once it is lost, and hoped they would strive to discourage development in this important nature corridor.

### P168/2025 Apologies

Apologies were received and accepted from Cllr Finch.

### P169/2025 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.

### P170/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

### P171/2025 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.

### P172/2025 Minute Action Sheet

It was noted that a date was required for Planning training, and that a policy on Food Outlets was outstanding.

There was nothing further to report on the issue of the Lune Gorge motorway closures.

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

### P173/2025 Planning Process and Issues

No issues were raised.

**P174/2025 Kendal Town Council Flood Relief Scheme Working Group**

The Chair of the FRSWG reported that there was not yet a date for a Working Group meeting, but he understood that the fountain on Aynam Road would be moving soon. He also reported that the new road surface on Waterside would not be dug up, as previously thought, but would be overlaid by the LUF-funded active travel route. He expressed the hope that the new glass on Waterside would be cleaned prior to its official opening later in the week. The Clerk reported that Kendal in Bloom had been liaising with the EA over the re-siting of a hanging basket tree, also on Waterside.

**Resolved:** To note the verbal update.

**P175/2025 Kendal Town Council Local Plan Working Group**

The Chair reminded members that the Council had submitted its responses to the second Call for Sites, and thanked the Clerk for his actions in this regard. It was noted that the Blind Beck nature corridor had not been included in this round, but that may be it should, if possible, be submitted as amenity/nature land.

**Resolved:** To note the verbal update and to see if the Blind Beck Corridor can be added to the Call for Sites.

**P176/2025 Planning Applications**

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

The meeting closed at 7.05pm.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	<a href="#"><u>2025/2477/HOU</u></a>	<b>5 Kendal Green, Kendal</b>  Refurbishment of existing timber sash window frames and insertion of sashes to match existing using conservation crown glass	Strickland	13 March`	<b>No material objections</b> , as long as the Conservation Officer is satisfied that it doesn't compromise the visual amenity of the Conservation Area.
2	<a href="#"><u>2026/0298/PIP</u></a>	<b>Land at Brigsteer Road, Kendal</b>  Permission in principle application for one dwelling	Highgate	13 March	<p>The Committee noted that this in principle application was very difficult to assess, because of the assertions made by the developer. However, notwithstanding those assertions, the Committee observed a number of material planning considerations, which it believed ought to take primacy.</p> <p>The Committee had heard a representation from Natural Kendal, that the Blind Beck valley required special consideration in the context of Kendal's nature corridors. The Committee noted that this development was in the headwaters of the Blind Beck, in the impact zone of two SSSIs. In the context of recent development in the area, it represented the remaining 'green' space between the River Kent and open countryside, and was severely constricted by land marked for the highest risk of</p>

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					<p>flooding (Flood Zone 3 on a Main River). The developer also had a poor record of protecting the trees on the site. Development of the site would compromise both the strength of this natural corridor, and the capacity of the surrounding area to absorb the effects of increased rainfall.</p> <p>On this basis, it <b>Recommended Refusal</b> because of its proximity and impact on flooding and its effects on wildlife and conservation.</p>
3	<a href="#">2026/0327/HOU</a>	<p><b>19 Hawesmead Drive, Kendal</b></p> <p>Erection of a single storey rear extension, replacing existing smaller extension</p>	Stonecross	13 March	<b>No material objections</b>
4	<a href="#">2026/0360/LBC</a>	<p><b>HSBC, 64 Highgate, Kendal</b></p> <p>Listed Building Consent for the replacement of principle entrance doors on a like for like basis.</p>	Highgate	19 March	<p>Though the Committee had no material objections, they noted that the replacement door was not actually 'like for like', but actually a different sized door, albeit in the same overall sized space. It was also noted that this appeared to be for the inside door, though this was not explicitly stated in the application.</p> <p><b>No material objections</b>, subject to the Conservation Officer being satisfied that</p>

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					the development does not compromise the historical integrity of the listed building or the visual amenity of the Conservation Area.
5	<a href="#">2026/0361/FPA</a>	<p><b>HSBC, 64 Highgate, Kendal</b></p> <p>Replacement of principle entrance doors on a like for like basis.</p>	Highgate	18 March	<p>Though the Committee had no material objections, they noted that the replacement door was not actually 'like for like', but actually a different sized door, albeit in the same overall sized space. It was also noted that this appeared to be for the inside door, though this was not explicitly stated in the application.</p> <p><b>No material objections</b>, subject to the Conservation Officer being satisfied that the development does not compromise the historical integrity of the listed building or the visual amenity of the Conservation Area.</p>