

Kendal Town Council

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



Minutes of a meeting of the Planning Committee held on Monday, 2 June 2025, at 6.00 p.m., in the Council Chamber at the Town Hall, Highgate, Kendal.

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

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

P1/2025 Apologies

Resolved: To receive and accept apologies for absence from Cllrs Campbell and R Edwards.

P2/2025 Declarations of Interest

No declarations of interest were raised.

P3/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

P4/2025 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes of the previous meeting of the Planning Committee held on 12 May 2025 and to authorise the Chair to sign them as a true record.

P5/2025 Minute Action Sheet

Attention was drawn to Item Ref. No.36, Minute No.P127/2024, and arrangements for a site visit for all Members to enable them to have a wider view of Kendal in reality. The Town Clerk undertook now to arrange a suitable date, particularly with the Call for Sites document having been recently published.

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

P6/2025 Planning Process and Issues

The Town Clerk reported that the Call for Sites document had now been published, pointing out that this was not the final Call for Sites. Attention was drawn to the need to make residents aware that the consultation had not yet been opened up to the public. The Town Clerk also drew Members attention to the large amount of housing land held in Kendal by Westmorland and Furness Council which it called "non-statutory allotment land". He

explained that he had approached colleagues at Westmorland and Furness Council on the matter but that he had as yet received no response. He raised the need to address this issue at an early stage and to seek for all allotments to be transferred to the Town Council. This, he pointed out, needed consideration by both the Planning and the Allotments committees.

Resolved: The Town Clerk to report back to Committee on receipt of a response from Westmorland and Furness Council regarding its “non-statutory allotment land.”

Resolved: To note the verbal update.

P7/2025 Kendal Town Council Flood Relief Scheme Working Group

Cllr Cornthwaite, Chair of the Kendal Town Council Flood Relief Scheme Working Group, reported that there had been no further meetings to date, with the next meeting due to be held on 9 July 2025. He provided a brief update in relation to the recent unveiling of the wall on New Road and with regard to the Mintsfeet area of the Scheme.

Resolved: To note the verbal update.

P8/2025 Kendal Town Council Local Plan Action Group

There was no further update, the matter having already been discussed under Minute No.P6/2025 above.

P9/2025 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 7.18 p.m.

Kendal Town Council
 Responses from Planning Committee: 2 June 2025
Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2025/0500/HOU	16 Esthwaite Green Kendal Cumbria LA9 7RZ Proposed single storey rear extension, first floor side extension above existing garage and porch and bay window extension to the front (further information)	Heron Hill	21 May	No Material Objections
2	2024/2323/FPA	5 Galloway House Stramongate Kendal LA9 4BD Replacement of 2 front windows to double glazed timber sash windows	Fell	28 May	No Material Objections provided that the subsequent information provided by the applicant is sufficient for the Conservation Officer to recommend approval. The Committee is in favour of the improvements and looks forward to the further information being sufficient.
3	2024/2324/LBC	5 Galloway House Stramongate Kendal LA9 4BD Listed Building Consent for replacement of 2 front windows to double glazed timber sash windows	Fell	28 May	No Material Objections provided that the subsequent information provided by the applicant is sufficient for the Conservation Officer to recommend approval. The Committee is in favour of the improvements and looks forward to the further information being sufficient.
4	2025/0857/HOU	10 Wansfell Drive Kendal LA9 7JF Single storey front & side wrap around extension.	Heron Hill	28 May	No Material Objections subject to Biodiversity Net Gain being shown.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
5	2025/0211/HOU	63 Bellingham Road Kendal Cumbria LA9 5JY Pitched roof rear kitchen/diner extension with abutting workshop/side porch converted to habitable usage as utility room/boiler room & revised workshop layout (further information)	Stonecross	22 May	No Material Objections , however, the Committee notes and would draw Planning Officers' attention to the alleged inaccuracies outlined within the neighbour response. In addition, the side extension should be on the same footprint as the original building and as per the plan.
6	2025/0887/HOU	7 Carrock Close Kendal LA9 7HW Amendments to roof line and window and door revisions.	Oxenholme	30 May	No Material Objections
7	2024/2005/FPA	Unit 3 Parkside Business Park Parkside Road Kendal LA9 7EN Change of use from Industrial Unit (Use Class B2) to Indoor Swimming Pool (Use class F2) for Private Lessons including installation of an air source heat pump (Use Class F2) (Retrospective) (further information)	Heron Hill	5 June	Material Objections due to insufficient information having been provided on infrastructure around parking, lighting and safety of young children and the current opposition from Highways. The Committee, however, expresses favour with regard to the principle of this valuable local amenity. The Committee continues to express disappointment at the Retrospective nature of the application.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
8	2025/0900/HOU	39 Kendal Green Kendal LA9 5PP Replacement single storey rear extension.	Strickland	2 June	No Material Objections subject to the Arboriculturist's Report being taken into consideration and the working guidelines outlined within the bat survey and as stated in the application being added as a condition.
9	2025/0902/FPA	109 Burneside Road Kendal LA9 6DZ Erection of a new holiday let and conversion of existing building to create a second holiday let (Retrospective).	Strickland	5 June	Material Objection. The Committee felt the change of use for the existing building should have been requested and drew attention to the neighbour comment in respect of noise and the disruption of the quiet enjoyment of the locality. The Committee objects to a second holiday let due to the size of the site and due to the Arboriculturist's comments regarding disturbance to trees and it adversely disturbing the curtilage of a Listed Building. In addition, the Committee is of the opinion that a Flood Plan is required. The Committee expresses disappointment at the Retrospective nature of the application.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
10	2025/0903/LBC	<p>109 Burnside Road Kendal LA9 6DZ</p> <p>Erection of a new holiday let and conversion of existing building to create a second holiday let (Retrospective).</p>	Strickland	5 June	<p>Material Objection.</p> <p>The Committee felt the change of use for the existing building should have been requested and drew attention to the neighbour comment in respect of noise and the disruption of the quiet enjoyment of the locality.</p> <p>The Committee objects to a second holiday let due to the size of the site and due to the Arboriculturist's comments regarding disturbance to trees and it adversely disturbing the curtilage of a Listed Building.</p> <p>In addition, the Committee is of the opinion that a Flood Plan is required.</p> <p>The Committee expresses disappointment at the Retrospective nature of the application.</p>
11	2025/0554/HOU	<p>6 Green Road Kendal LA9 4QR</p> <p>Replacement of all current brown wood frame windows on the front elevation with modern uPVC windows in a sliding sash style (<i>see document attached to agenda</i>)</p>	Strickland	29 May	<p>No Material Objections subject to the Conservation Officer being satisfied that the proposal does not compromise the visual amenity of the Conservation Area. The Committee, however, expresses disappointment that traditional materials are not being used.</p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
12	2025/0835/HOU	51 Aynam Road Kendal LA9 7DW Paint house exterior to better match that of neighbouring properties and weatherproof building due to being end of terrace.	Castle	5 June	No Material Objections
13	2025/0946/HOU	2 Wordsworth Drive Kendal LA9 7JW Single storey extension to side elevation of property.	Heron Hill	6 June	No Material Objections subject to Biodiversity Net Gain being shown.
14	2025/0940/HOU	18 Sedbergh Road Kendal LA9 6AD Single storey side & rear extension, loft conversion & rear dormers	Castle	6 June	No Material Objections , however, the Committee disagrees with the applicant's stance that there is no requirement for Biodiversity Net Gain and would require this to be included as a condition. The application will also be dependent on Network Rail requirements, if relevant.
15	2025/0969/ADV	44-46 Stricklandgate Kendal LA9 4ND Advertisement Consent for a non illuminated 4 x fascia signs & 1 x projecting sign	Fell	11 June	No Material Objections
16	2025/0982/ADV	W M Morrison Petrol Filling Station Queen Katherines Avenue Kendal LA9 6DU Advertisement Consent for a 7m internally illuminated pole sign	Mintsfeet	12 June	No Material Objections subject to conforming with this Council's Dark Skies Policy by restricting the lighting times from 6.30 a.m. to 10.00 p.m.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
17	2025/0236/APP	<p>39 Hallgarth Circle, Kendal, LA9 5NU</p> <p>Proposed two storey rear extension and replacement garage (<i>see document attached to agenda</i>)</p>	Strickland	12 June	No further action , the Committee's original Material Objections remain unchanged.
18	5/25/9003	<p>Kendal Household Waste Recycling Centre (HWRC), Canal Head North, Kendal, LA9 7BY</p> <p>Section 73 application to vary Condition 1 of planning permission 5/20/9004 to allow continued use of land as part of Kendal Household Waste Recycling Centre (HWRC) for an extended time period (<i>see document attached to agenda</i>)</p>	Castle	12 June	No Material Objections