

# Kendal Town Council

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



27 October 2025

To Members of the Planning Committee

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

You are summoned to a meeting of Kendal Town Council Planning Committee on **Monday, 3 November 2025**, 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](mailto: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 6)**

To receive the minutes of the meeting held on 20 October 2025 and to authorise the Chair to sign them as true records.

**5. Minute Action Sheet (pages 7 to 8)**

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 (pages 9 to 10)**

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](#)

# Kendal Town Council

Town Hall, Highgate, Kendal LA9 4ED  
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## Minutes of a meeting of the Planning Committee held on Monday, 20 October 2025, 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 Miles	Absent
Cllr R Edwards	Present	Cllr D Rathbone (Chair)	Present
Cllr A Finch	Present	Cllr G Supka	Present
Cllr H Ladhams (Vice-Chair)	Present		

**In attendance:** Town Clerk, Deputy Town Clerk

### **P85/2025 Apologies**

There were no apologies received from Councillors.

### **P86/2025 Declarations of Interest**

Councillor Helen Ladhams declared an interest in agenda item 9 (Westmorland and Furness Draft Taxi Policy), minute no P84/2025, by virtue of the fact that she is Chair of Licensing Committee at Westmorland and Furness Council.

### **P87/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)**

There were no excluded items on the agenda.

### **P88/2025 Minutes of the Previous Meeting**

**Resolved:** To receive and accept the minutes from the meeting held on 6 October 2025 and to authorise the Chair to sign them as a true record, subject to two typos being corrected.

### **P89/2025 Minute Action Sheet**

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

### **P90/2025 Planning Process and Issues**

No further issues were reported.

### **P91/2025 Kendal Town Council Flood Relief Scheme Working Group**

Councillor Cornthwaite provided an update regarding the delay on works on Aynam Road. This is due to completion work by United Utilities and Electricity Northwest on services before the Environment Agency can commence. He also shared that the visitors from the twin town Rinteln were taken around the flood scheme work and New Road Common.

Councillor Cornthwaite also raised the issues of diversion routes for the M6.

The next meeting of the Working Group is to be confirmed.

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

**Resolved:** For the Town Clerk to discuss diversion routes with Highways England, Police and Westmorland and Furness Council Highways Officers.

#### **P92/2025 Kendal Town Council Local Plan Action Group**

The Clerk reported that the group was meeting on Thursday evening for a site visit and confirmed that he was collating the timetable information for the Local Plan consultation periods.

#### **P93/2025 Westmorland and Furness Council Draft Taxi Policy**

Councillor Helen Ladhams declared an interest in agenda item 9 (Westmorland and Furness Draft Taxi Policy), minute no P84/2025, by virtue of the fact that she is Chair of Licensing Committee at Westmorland and Furness Council. She did not participate in the discussion or voting of the item.

The Committee considered a consultation from Westmorland and Furness Council on Taxi licensing. The new scheme aimed to harmonise Taxi licensing across the unitary area, standardising emissions requirements, vehicle maintenance standards, DBS and medical record checks. The Council is also proposing to unify Hackney Carriage and Private Hire licensing, as they currently operate in Barrow.

**Resolved:** To submit support for the proposal to Westmorland & Furness Council in response to the consultation.

#### **P94/2025 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 7.11 p.m.

Kendal Town Council  
 Applications for Planning Committee: 20 October 2025  
**Appendix 1**

**Item No.10**

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	<a href="#">2025/1853/FPA</a>	<b>Unit 1 Beezon Fields, Kendal</b>  Change of use of industrial unit (Use Class B8) to a RSPCA cattery (Use Class Sui generis) & erection of a new pen building	Mintsfeet	23 October 2025	<b>No material objections</b> subject to comments made by United Utilities being addressed.
2	<a href="#">2025/1808/FPA</a>	<b>Unit 20 Castle Mills Business Park, Aynam Road, Kendal</b>  Change of use of warehouse (Use Class B2) to an indoor padel tennis facility (Use Class Ed)	Mintsfeet	30 October 2025	<b>No material objections</b> , though the changing facilities on the plan do not appear to match the designs in the supporting documentation and do not appear to be commensurate with the number of courts available. This should be queried.
3	<a href="#">2025/1879/HOU</a>	<b>Glen Villa, Oxenholme, Kendal</b> Proposed single storey rear extension	Oxenholme	31 October 2025	<b>No material objections</b> , however, would like to see some biodiversity net gain included such as swift bricks or bat boxes.
4	<a href="#">2025/1892/HOU</a>	<b>28 Ullswater Road, Kendal</b>  Single storey rear extension to replace glass conservatory	Nether	31 October 2025	<b>No material objections.</b>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
5	<a href="#">2025/1890/HOU</a>	<p><b>14 Barn Holme, Kendal</b></p> <p>Proposed single storey rear extension to replace existing conservatory</p>	Kirkland	31 October 2025	<b>Material objections</b> , due to the scale and dominance of the proposal and the lack of a pitched roof on the design, which is out of keeping with the surrounding area.
6	<a href="#">2025/1893/HOU</a>	<p><b>277 Valley Drive, Kendal</b></p> <p>Proposed two storey side and single storey rear extensions (Resubmission of 2025/0022/FPA)</p>	Heron Hill	31 October 2025	<b>No material objections</b> subject to the swift bricks being included as stated.
7	<a href="#">2025/1928/PACOU</a>	<p><b>1 Market Place/25 Stricklandgate, Kendal</b></p> <p>Prior Notification under Schedule 2, Part 3, Class G for the change of use of part of the building from commercial, business and service use (Use Class E) to a mixed-use comprising Use Class E on the ground floor and part of the first floor, and a single self-contained flat (Use Class C3) on part of the first floor. The second floor is already in use as a single self-contained flat.</p>	Fell	3 November 2025	<b>No material objections</b> but the committee noted that provisions for staff have been removed from the businesses and would ask how these are being replaced, to ensure the business areas remain viable.

**Item No.5**

**Planning Committee - Minute Action Sheet - as at 27 October 2025**

<b>Ref. No.</b>	<b>Meeting Date</b>	<b>Minute No.</b>	<b>Title</b>	<b>Action (Resolution)</b>	<b>Officer Responsible (CB unless stated)</b>	<b>Deadline, if any</b>	<b>Date Action Commenced</b>	<b>Comments</b>
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		17/03/2025	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			Being collated. Will be reported to Committee in November.
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 didscussion 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		

Kendal Town Council  
 Applications for Planning Committee: 3 November 2025  
**Appendix 1**

<b>Item No.9</b>
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No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	<a href="#">2025/1722/HOU</a>	<b>89 Burneside Road, Kendal</b>  Rear extensions (Retrospective)	Strickland	6 November	
2	<a href="#">2025/1922/HOU</a>	<b>14 Gardiner Bank Kendal</b>  Installation of a Velux roof light	Strickland	13 November	
3	<a href="#">2025/1987/LBC</a>	<b>Kendal Market Hall, Market Place, Kendal</b>  Listed Building Consent for a proposed outdoor heat pump & high-level extract fans	Fell	13 November	
4	<a href="#">2025/1997/HOU</a>	<b>40 Burneside Road, Kendal</b>  Installation of two black metal handrails to the front door.	Strickland	13 November	
5	<a href="#">2025/1856/HOU</a>	<b>36 Wattsfield Road, Kendal</b>  Loft conversion with rear flat roof dormer, balcony, and landscaping at the rear of the house.	Stonecross	7 November	

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
6	<a href="#">2025/2010/LBC</a>	<p><b>118-120 Highgate, Kendal</b></p> <p>Listed Building Consent for the installation of partition walls to subdivide two existing spaces in the building to facilitate the change of use of existing hostel (Use Class Sui Generis) to a large house in multiple occupation (HMO) (Use Class Sui Generis) primarily to provide staff accommodation for the applicant's employees.</p>	Highgate	13 November	
7	<a href="#">2025/2009/FPA</a>	<p><b>118-120 Highgate, Kendal</b></p> <p>Change of use of existing hostel (Use Class Sui Generis) to a large house in multiple occupation (HMO) (Use Class Sui Generis) primarily to provide staff accommodation for the applicant's employees.</p>	Highgate	13 November	
8	<a href="#">2025/2048/FPA</a>	<p><b>The Flat, 29 Kirkland, Kendal</b></p> <p>Replacement of four single-glazed steel windows with new double glazed polyester powder-coated aluminium windows.</p>	Highgate	20 November	