

Kendal Town Council

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



29 September 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, 6 October 2025**, at **6.00 p.m.** in the Council Chamber at the Town Hall, Highgate, Kendal. **PLEASE NOTE EARLIER START TIME.**

(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 7)

To receive the minutes of the meeting held on 15 September 2025 and to authorise the Chair to sign them as true records.

5. Minute Action Sheet (pages 8 to 9)

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 verbal update on the activities 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 10 to 13)

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

The Committee will 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, 15 September 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	Absent	Cllr G Supka	Present
Cllr H Ladhams (Vice-Chair)	Present		

In attendance: Town Clerk

P67/2025 Apologies

No apologies were received.

P68/2025 Declarations of Interest

Cllr Martland drew the Committee's attention to the proximity of his house to the development in application 1, however he did not feel that he was predetermined or biased on any of the issues being considered.

P69/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

P70/2025 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes from the meeting held on 1 September and to authorise the Chair to sign them as a true record.

P71/2025 Minute Action Sheet

The Clerk reported that the letter expressing the Committee's disappointment at the decision not to take enforcement action over the mistaken height of the flood wall at New Road (Reach F3) had not been sent on 15 September, as reported in the MAS (item 59), but would be sent the following day.

Cllr Ladhams offered to assist in the drafting of the out of town fast food outlets policy (item 22), to ensure the action can be completed.

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

P72/2025 Planning Process and Issues

It was requested that the issue of cumulative harm be added to the concerns about shop front design in the town centre.

Resolved: To ensure the concept of cumulative harm was included in any consideration of the impact of poor or inappropriate shop front design.

P73/2025 Kendal Town Council Flood Relief Scheme Working Group

The Chair of the Working Group, Cllr Cornthwaite, reported that the FRSWG is meeting next Wednesday (24 September) and the agenda will be circulated to all councillors for information. It was suggested that the minutes from the meetings are also circulated to the Full Council.

Concern had been expressed by Kendal Futures about the apparent lack of meaningful consultation on the coming restoration of Gooseholme. Cllr Cornthwaite will endeavour to bring relevant parties together to progress the matter. It was suggested that the FloodHub noticeboards were not being updated as often as bulletins appeared on the FloodHub website.

Resolved: To include notes/minutes of FRSWG meetings in agenda reports to Full Council.

P74/2025 Kendal Town Council Local Plan Action Group

The Clerk reported that the next action to be organised would be a site visit for members, in the next four weeks.

Resolved: To note the verbal update.

P75/2025 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 7.05 p.m.

Kendal Town Council
 Applications for Planning Committee: 15 September 2025
Appendix 1

Item No.9

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2025/1190/FPA	<p>Land South of Underbarrow Road KENDAL LA9 5RS</p> <p>Variation of condition 2 (approved plans) attached to planning permission SL/2019/0398 (Residential development for 84 dwellings with associated access, landscaping and drainage works)</p>	Highgate	17 September	<p>The Committee were not convinced that there was a material Planning justification for the removal of any more mature trees from this site, and were very disappointed to learn that one tree had been damaged beyond viability by contractors' negligence. The Committee requested that independent evidence be sought for the requirement to remove this tree, prior to its removal. The proposed replacement trees are not of a sufficient amenity value to compensate for the loss of significant mature trees.</p> <p>Recommend refusal</p>
2	2025/1639/LBC	<p>Kendal And Sedbergh Area Quaker Meeting, Friends Meeting House, Stramongate, Kendal LA9 4BH</p> <p>Listed Building Application for the installation of a replacement window lintel and improved underfloor ventilation details</p>	Fell	24 September	<p>No material objection</p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
3	2025/1633/FPA	<p>Kendal Parish Church, Kirkland, Kendal LA9 5AF</p> <p>Fabric repairs, new air source heat pump and new automated entrance doors to porch</p>	Highgate	24 September	<p>No material objection, providing a noise report for Heat Pump is acceptable. Without an acceptable noise report the Committee would not support the application.</p> <p>Any material changes to the look of the building should be supported by public engagement. All works should be supported by the Historic Environment Officer and the Conservation Officer.</p> <p>The Committee also sought further information on the processes required for Listed Building and Scheduled Monument consent.</p>
4	2025/1605/FPA	<p>Eastern side of Gooseholme Footbridge KENDAL LA9</p> <p>The installation of two pedestrian gates at the eastern end of Gooseholme Footbridge in conjunction with the approved Kendal Flood Risk Management Scheme</p>	Mintsfeet	17 September	<p>No material objection but the Committee suggested that information panels on local history could also be installed, as they are proposed for Jennings Yard Bridge. They were also concerned about the practicalities of shutting and opening gates on the right of way, and sought reassurance that this would be both legally achieved and be carried out in a timely and reasonable manner when required. Failure to demonstrate this ought to compromise the integrity of the application.</p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
5	2025/1612/FPA	<p>Liberty House, Yard 5, Highgate KENDAL</p> <p>Replacement of 32 painted timber sash windows to the south elevation and a set of painted timber French doors to flat 204 (D5) on the east elevation</p>	Fell	17 September	No material objection.
6	2025/1465/FPA	<p>Parr Street Evangelical Chapel, Parr Street, Kendal LA9 7DH</p> <p>Replacement of some windows and doors</p>	Castle	26 September	No material objection.

Item No.5

Planning Committee - Minute Action Sheet - as at 11 August 2025

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		17/03/2025	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
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	01/09/2025	P64/2025	New Road F3	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.	CB	15-Sep-25	29-Sep-25	Completed

Kendal Town Council
 Applications for Planning Committee: 6 October 2025
Appendix 1

Item No.9

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2025/1686/HOU	<p>28 Empsom Road, Kendal</p> <p>Proposed single and two storey extensions to the side and rear, together with associated landscaping and parking.</p>	Strickland	30 September (late response accepted)	
2	2025/1689/FPA	<p>Land between Anchorite Fields & Gilling Grove, Kendal</p> <p>Six apartments</p>	Kirkland	30 September (late response accepted)	
3	2025/1615/FPA	<p>Lakeland Self Storage LTD Unit 1, Kendal Fell Business Park Boundary Bank Lane</p> <p>Siting of 7 modular containers/buildings for storage (Use Class B8 – Storage & Distribution) with 4 mounted lights.</p>	Underbarrow & Bradleyfield CP	30 September (late response accepted)	

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
4	2025/1735/ADV	B&Q B And Q Burton Road, Kendal Advertisement Consent for replacement and update of non illuminated fascia signs and illuminated totem sign	Oxenholme	30 September (late response accepted)	
5	2025/1690/FPA	Little Aynam House Canal Head North, Kendal Installation of new window and door openings to provide natural light and ventilation to habitable rooms to facilitate 2025/1593/PACOU Prior Notification under schedule 2, part 3, class MA, for a Change of use from Commercial, Business and Service (Use Class E) to 6 Dwellinghouses (Use Class C3)	Mintsfeet	6 October 2025 (late response accepted)	
6	2025/1079/HOU	20 Castle Street, Kendal Replacement of three front timber sash windows with UPVC	Mintsfeet	14 October 2025	

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
7	2025/1807/LBC	<p>Ye Olde Fleece Inn 14 Highgate Kendal LA9 4SX</p> <p>Listed Building Consent for the replacement of cracked and damaged ceramic tiled floor at the rear of the pub with Lonsdale. Black cleft chipped edge slate.</p>	Fell	14 October 2025	
8	2025/1756/HOU	<p>36 High Fellside, Kendal</p> <p>Replacement windows / doors, new porch, solar panels on roof, air source heat pump, new window openings and alterations to existing bay windows</p>	Fell	15 October 2025	
9	2025/1813/ADV	<p>53 Natland Road, Kendal</p> <p>Advertisement consent for the installation of 13 illuminated and non-illuminated fascia and totem signs</p>	Natland CP/	16 October 2025	
10	2025/1821/HOU	<p>77 Peat Lane, Kendal</p> <p>Two storey side extension</p>	Nether	16 October 2025	

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
11	2025/1826/HOU	21 Underley Hill Kendal Single storey side and rear ground floor extension complete with external patio and steps.	Strickland	16 October 2025	
12	2025/1841/HOU	16 Tarn Close, Kendal Two storey side extension	Heron Hill	17 October 2025	
13	2025/1744/HRN	Hedgerow North of Natland Mill Beck Lane, Kendal To create access to field for development purposes. The length of Hedgerows is 48.00 metres.	Heron Hill/ Natland CP	17 October 2025	