

Kendal Town Council

Town Hall, Highgate, Kendal LA9 4ED
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Minutes of a meeting of the Planning Committee held on Monday, 14 July 2025, at 6.30 p.m., in the Georgian Room at the Town Hall, Highgate, Kendal.

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

In attendance: Inge Booth (Democratic Services Assistant) and Natalia Williams (Development and Delivery Manager (Deputy Clerk)).

Also present: Seven members of the public.

Public Participation

Michelle Rothwell, representing Watch this Space, addressed the Committee with regard to a forthcoming planning application for the Flock Business Park on Shap Road. She drew the Committee's attention to recent projects carried out by the organisation – Billy's Space in Staveley and a Co-living Scheme in Windermere. The organisation's skill was to do things differently and it had won several national and regional awards for its work. Ms Rothwell referred to the previous scheme for the site on Shap Road and explained that the owner of the site had now asked Watch this Space to bring the site forward and to make it deliverable. She had, therefore, spent the last year carrying out research with regard to demand and how to make it work and believed now that there was a deliverable scheme. The intention was to submit an application to the Planning Authority in September 2025, however, the organisation wished in the meantime to seek views in order to attempt to address any comments or concerns raised. She pointed out, in particular, the plan to remove the roundabout which had been included in the previous application for the site. In addition, the size of the field had been doubled, and the application now covered both plots of land. She also drew attention to the inclusion of trees to mitigate the impact of the site on Kendal. Ms Rothwell informed the Committee that the organisation was also speaking to local businesses, Kendal Futures and the public, with a public consultation due to take place on 14 July 2025 at Carus Green. Details were also available on the organisation's website and on social media.

P29/2025 Apologies

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

P30/2025 Declarations of Interest

No declarations of interest were raised under this item.

P31/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

P32/2025 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes of the previous meeting of the Planning Committee held on 30 June 2025 and to authorise the Chair to sign them as a true record.

P33/2025 Minute Action Sheet

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

P34/2025 Planning Process and Issues

There were no issues to report under this item.

P35/2025 Kendal Town Council Flood Relief Scheme Working Group

Cllr Cornthwaite, Chair of the Kendal Town Council Flood Relief Scheme Working Group, reported on the meeting which had taken place on 9 July 2025, in the form of a site visit with the Environment Agency at New Road Common. The Group had been taken through progress on the various reaches in that area. Waterside had moved on considerably, with less disruption to neighbours and businesses; the café was due to open in the following week. Works at Gooseholme were progressing well, and the Engineer in Charge had been positive that dates set for completion would be met. New Road Common had been opened up and was accessible by the public. However, regrettably, the Environment Agency explained that there had been an oversight on the build in the height of the wall, with the finished build height being approximately 70mm higher than what had been approved by the Planning Authority. Cllr Cornthwaite expressed disappointment in both the manner in which this had been brought to the Group's attention and also given the time and effort which the Town Council had put into ensuring that the area remained fit for purpose but had failed; the least that could have been expected was for the build which had been approved to be correct.

The Committee discussed the matter at some length, considering how the matter should be addressed. Whilst it was felt that the Committee should attempt to seek for enforcement action to be taken, Members suggested the need first for additional information on measurements and as to whether there was a material difference as currently believed. To this end it was proposed that the Group should write to the Environment Agency and that the Committee and the Town Clerk should send initial complaints to Westmorland and Furness Council, with the matter to be brought back to the next meeting of the Committee for consideration on the way forward, including detailed information on the height of the wall as built.

Resolved: To note the verbal update.

Resolved: The Chair of the Kendal Town Council Flood Relief Scheme Working Group to submit a complaint to the Environment Agency and Planning Authority as per his report, and the Chair of the Planning Committee and the Town Clerk to write to the Enforcement at the Planning Authority with initial complaints and seeking detailed information on the height of the wall at New Road as built, with the matter to be brought back to the next meeting of the Committee for consideration on how to move forward and subsequent action with Enforcement.

P36/2025 Kendal Town Council Local Plan Action Group

There were no issues to report under this item.

P37/2025 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 7.15 p.m.

Kendal Town Council
 Responses from Planning Committee: 14 July 2025
Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2025/1122/FPA	37-39 Highgate Kendal LA9 4ED Minor alterations to re-open and widen a side entrance door from Tanners Yard which has previously been infilled. This will therefore reinstate secondary access to the property. Provision of an accessible WC and a small kitchenette on the ground floor, enhancing both the accessibility and functionality of the space.	Highgate	16 July	No Material Objections subject to the Countryside Access Officer's and the Conservation Officer's comments being addressed.
2	2025/0601/HOU	16 Hillswood Avenue Kendal LA9 5BT Two storey side extension with single storey rear extension (<i>further information</i>).	Kirkland	9 July	Material Objection. The new design as shown still appears too large in the context, and therefore should be rejected for its scale and dominance, as stated previously. The Committee, however, takes a positive view with regard to the inclusion of Biodiversity Net Gain.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
3	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>	Fell	16 July	Material Objection. The Committee agrees with the comments raised by neighbours. There is no material reason that the Committee can see to vary the conditions of the original planning application. The Committee opposes this application to change Condition 2 as it will result in the destruction of habitat and loss of biodiversity.
4	2025/1200/HOU	<p>39 Milnthorpe Road Kendal LA9 5QG</p> <p>Proposed single storey rear extension, landscape alterations and replacement garage roof.</p>	Kirkland	16 July	No Material Objections subject to the comments raised by the Arboriculturist being followed and subject to the inclusion of a bat box and swift brick for Biodiversity Net Gain.
5	2025/1136/HOU	<p>Norfolk House 9 Thorny Hills Kendal LA9 7AL</p> <p>Take down the middle chimney stack of three and to provide a lead damp proof course prior to rebuilding. The proposal includes the replacement of lead flashing and soakers to the perimeter of the chimney stack.</p>	Mintsfeet	17 July	No Material Objections

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
6	2025/1137/LBC	Norfolk House 9 Thorny Hills Kendal LA9 7AL Listed Building Consent to take down the middle chimney stack of three and to provide a lead damp proof course prior to rebuilding. The proposal includes the replacement of lead flashing and soakers to the perimeter of the chimney stack.	Mintsfeet	17 July	No Material Objections
7	2025/1231/HOU	7 Wray Crescent Kendal LA9 7NX Proposed single storey side extension and front porch.	Heron Hill	22 July	No Material Objections , however, the Committee would wish to see the proposals for Biodiversity Net Gain being made a condition.
8	2025/1259/HOU	22 Serpentine Road KENDAL LA9 4PD Replacement single glazed windows with like for like double glazed windows	Fell	28 July	No Material Objections and the Committee commends the like for like approach with regard to design and materials.