

# Kendal Town Council

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



5 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, 15 September 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 8)**

To receive the minutes of the meeting held on 1 September 2025 and to authorise the Chair to sign them as true records.

**5. Minute Action Sheet (pages 9 to 10)**

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 11 to 12)**

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:

<https://www.southlakeland.gov.uk/planning-and-building/planning/planning-applications/search-for-a-planning-application/>

# Kendal Town Council

Town Hall, Highgate, Kendal LA9 4ED  
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**Minutes of a meeting of the Planning Committee held on Monday, 1 September 2025, at 6.30 p.m., in the Council Chamber at the Town Hall, Highgate, Kendal.**

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

**In attendance:** Town Clerk and Development and Delivery Manager (Deputy Town Clerk).

## **P58/2025 Apologies**

**Resolved:** To receive and accept apologies for absence from Cllrs R Edwards, Cllr Finch, Cllr Martland and Cllr Supka.

## **P59/2025 Declarations of Interest**

There were no declarations of interest.

## **P60/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)**

There were no excluded items on the agenda.

## **P61/2025 Minutes of the Previous Meeting**

The Committee considered amended versions of the Minutes from the previous meeting and the minutes from the meeting 28 July.

**Resolved:** To receive and accept the minutes from the meetings held on 28 July and 18 August and to authorise the Chair to sign them as a true record.

## **P62/2025 Minute Action Sheet**

Item 59 on the minute action sheet – ‘Cllr Cornthwaite to seek response on closure of half of Aynam Road’. Cllr Cornthwaite confirmed that the works are being carried out by the Environment Agency in relation to the flood work and will be ongoing for the duration of the implementation.

**Resolved:** To remove item 59 from the minute action sheet.

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

## **P63/2025 Planning Process and Issues**

Issue raised regarding 44, Highgate – the ‘One Stop Shop’ recently opened in Kendal. The illuminated shop front signage was in breach of the conservation area and was subsequently

reported to Westmorland and Furness Planning and Enforcement. The signage has now been corrected and the lighting removed. Conversations are ongoing with Westmorland and Furness Council.

#### **P64/2025 Kendal Town Council Flood Relief Scheme Working Group**

The Committee viewed the email from the Planning authority, documenting its decision not to take enforcement action against the Environment Agency for the mistake in the wall height on New Road. Councillors expressed their surprise and disappointment at this outcome and instructed officers to convey this to the Planning Authority.

Cllr Cornthwaite, Chair of the Kendal Town Council Flood Relief Scheme Working Group, informed the Committee that the next meeting date is the 24<sup>th</sup> September, with information on the venue to follow. He confirmed that he currently had no further update.

The work progressing on Aynam Road, queried at the last meeting, was preparatory for the installation of the glass wall, which would progress over the winter months.

**Resolved:** 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.

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

#### **P65/2025 Kendal Town Council Local Plan Action Group**

The Chair of the Planning Committee and Town Clerk recently met with the Chair of Westmorland and Furness Council to discuss matters of strategic planning relating to Kendal. Conversations will continue with Westmorland and Furness Council to progress this issue.

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

#### **P66/2025 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 7.20 p.m.

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

|                  |
|------------------|
| <b>Item No.9</b> |
|------------------|

| No. | App No./Type                     | Address/Proposed Development  | Parish Ward | Comments to W&F | Observations/Recommendations  |
|-----|----------------------------------|---|-------------|-----------------|---|
| 1   | <a href="#">2025/1370/HOU</a>    | <b>13 Sunnyside, Kendal LA9 7DJ</b><br><br>Proposed replacement front door and top light  | Mintsfeet   | 12 September    | <b>No material objections</b> providing that the conservation officer is satisfied.   |
| 2   | <a href="#">2025/1529/SCREEN</a> | <b>Kendal Flood Risk Management Scheme Reach A Kendal</b><br><br>Request for a Screening Opinion to establish if the modification of the approved embankment and flood walls at Reach A (the Proposed Development), on the eastern side of the River Kent and northern side of the River Mint, amounts to EIA development | Mintsfeet   | 1 September     | <b>No material objection.</b>   |
| 3   | <a href="#">2025/1494/HOU</a>    | <b>1 Belmont Kendal LA9 4JP</b><br><br>Four replacement timber windows & replacement of 2 concrete cills  | Fell        | 18 September    | <b>Material objection.</b> Agree with the Conservation Officer's conclusion. Specifically disagree with stuck on glazing bars and other indications that this is to be a pale imitation of the existing windows. Committee would recommend repair rather than replacement, if possible. |

| No. | App No./Type                    | Address/Proposed Development  | Parish Ward | Comments to W&F | Observations/Recommendations   |
|-----|---------------------------------|---|-------------|-----------------|--|
| 4   | <a href="#">2025/1528/HOU</a>   | <b>Skewgarth High Tenterfell Kendal LA9 4PQ</b><br><br>Proposed three new dormer windows to facilitate loft conversion to form more habitable space   | Fell        | 18 September    | <b>Material Objection</b> and the committee agree with the conservation officers report and conclusion that this does not preserve the special character, appearance and distinctiveness of the Kendal conservation area or neighbourhood. |
| 5   | <a href="#">2025/1498/PACOU</a> | <b>36 Finkle Street Kendal LA9 4AB</b><br><br>Prior Notification under schedule 2, part 3, class G for the change of use of commercial, business and service (Use Class E) to a mixed use of Use Class E on ground floor and 2 flats on the upper 2 floors (Use Class C3) | Fell        | 4 September     | <b>No material objection</b> to the application but external works will be needed for the conservation and information is therefore insufficient. In Addition, LBC and conservation area consent will be required.                         |
| 6   | <a href="#">2025/1506/HOU</a>   | <b>Newlands 37 Milnthorpe Road Kendal LA9 5QG</b><br><br>Accoya double glazed replacement windows to front and side   | Kirkland    | 12 September    | The committee was unable to make a decision without the further information requested by the Conservation Officer.<br><br>If this information is not forthcoming, the Committee would have a <b>material objection</b> to the application. |
| 7   | <a href="#">2025/1071/FPA</a>   | <b>Skewmount, High Tenterfell, Kendal LA9 4PQ</b><br><br>Subdivision of single dwelling into 3 separate dwellings with a small side extension   | Fell        | 5 September     | <b>No material objections</b> and agree with the Conservation Officers report and conclusion provided the materials used are as outlined in the application.   |

| No. | App No./Type                   | Address/Proposed Development  | Parish Ward | Comments to W&F | Observations/Recommendations   |
|-----|--------------------------------|---|-------------|-----------------|--|
| 8   | <a href="#">2025/1513/HOU</a>  | <b>9 Beech Hill Terrace, Kendal LA9 4PP</b><br><br>Replacement roof to rear (west) outriggers and replacement windows   | Fell        | 12 September    | The committee was unable to make a decision without the comments from the Conservation Officer and additional information on the windows.<br><br>The committee is requesting a 3-day extension to allow the application to be considered at the next Planning Committee. |
| 9   | <a href="#">2025/1565/DISC</a> | <b>Kendal Nutricare Ltd, Lake District Business Park, Mint Bridge Road, LA9 6NL</b><br><br>Approval of Details Reserved by Condition 6 (Additional riverside planting) attached to planning permission SL/2023/0163               | Mintsfeet   | 10 September    | <b>No material objection</b> and the Committee is in agreement with the comments from the Arboriculturist.   |
| 10  | <a href="#">2025/1586/FPA</a>  | <b>Cherry Tree, Kentrigg, Kendal LA9 6EE</b><br><br>Variation of condition 2 (approved plans) attached to planning permission 2024/1426/FPA (Alterations to replace existing conservatory and extension to create new extensions) | Strickland  | 13 September    | <b>No material objection.</b>  |

| No. | App No./Type                  | Address/Proposed Development  | Parish Ward | Comments to W&F | Observations/Recommendations   |
|-----|-------------------------------|---|-------------|-----------------|--|
| 11  | <a href="#">2025/1432/HOU</a> | <b>6 Langdale Crescent, Kendal LA9 6JU</b><br><br>Two storey side extension for accessible bathroom and bedroom accommodation           | Nether      | 13 September    | <b>No material objections</b> provided officers take into account neighbours' concerns and Kendal Swifts comments.   |
| 12  | <a href="#">2025/1481/FPA</a> | <b>Market Hall, Market Place Kendal LA9 4LR</b><br><br>Proposed outdoor heat pump & high-level extract fans                             | Fell        | 18 September    | <b>Material objections.</b> No noise data has been provided with regard to the extraction fans and no LBC application has been submitted.  |
| 13  | <a href="#">2025/1558/FPA</a> | <b>Formentor, Oxenholme, Kendal LA9 7RF</b><br><br>Extension of domestic horse stables approved under planning permission SL/2022/0715. | Oxenholme   | 13 September    | <b>No material objections</b> however we wish officers to take into account neighbours' concerns. The committee did have concerns about size and impact of the building as well as impact on the local environment. The committee wished for biodiversity net gain to be included in any conditions. |

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 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       | 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        |                       |  |

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   | <a href="#">2025/1190/FPA</a> | <p><b>Land South of Underbarrow Road<br/>                     KENDAL LA9 5RS</b></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    |                              |
| 2   | <a href="#">2025/1639/LBC</a> | <p><b>Kendal And Sedbergh Area<br/>                     Quaker Meeting, Friends Meeting House, Stramongate, Kendal<br/>                     LA9 4BH</b></p> <p>Listed Building Application for the installation of a replacement window lintel and improved underfloor ventilation details</p> | Fell        | 24 September    |                              |
| 3   | <a href="#">2025/1633/FPA</a> | <p><b>Kendal Parish Church, Kirkland,<br/>                     Kendal LA9 5AF</b></p> <p>Fabric repairs, new air source heat pump and new automated entrance doors to porch</p>  | Highgate    | 24 September    |                              |

| No. | App No./Type                  | Address/Proposed Development  | Parish Ward | Comments to W&F | Observations/Recommendations |
|-----|-------------------------------|---|-------------|-----------------|------------------------------|
| 4   | <a href="#">2025/1605/FPA</a> | <p><b>Eastern side of Gooseholme Footbridge KENDAL LA9</b></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    |                              |
| 5   | <a href="#">2025/1612/FPA</a> | <p><b>Liberty House, Yard 5, Highgate KENDAL</b></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    |                              |
| 6   | <a href="#">2025/1465/FPA</a> | <p><b>Parr Street Evangelical Chapel, Parr Street, Kendal LA9 7DH</b></p> <p>Replacement of some windows and doors</p>  | Castle      | 26 September    |                              |