

Kendal Town Council

Town Hall, Highgate, Kendal LA9 4DD
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Minutes of a meeting of the Planning Committee held on Monday, 16 February 2026, 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 Rathbone (Chair)	Present
Cllr R Edwards	Present		
Cllr A Finch	Apologies		
Cllr H Ladhams (Vice-Chair)	Present		

In attendance: Town Clerk

P159/2025 Apologies

Apologies were received and accepted from Cllr Finch.

P160/20025 Declarations of Interest

Cllr Rathbone reminded members that he was also a substitute member of Westmorland and Furness Council's Strategic Planning committee, and a member of their Local Planning Committee, but he would not be predetermined on any issue that subsequently arose.

Cllrs Cornthwaite, Ladhams and Rathbone reminded members that they also served on Westmorland and Furness Council, which was the applicant item 9 2). They would withdraw from the meeting prior to this item being considered, and the remaining members would need to elect a Chair to complete the meeting.

P161/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

P162/2025 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes from the meeting held on 2 February 2026 and to authorise the Chair to sign them as a true record.

P163/2025 Minute Action Sheet

It was noted that a date was required for Planning training.

The issue of the Lune Gorge motorway closures remained unresolved. The Clerk would follow this up with Cllr Thornton at W&FC, and the Chair would follow this up with Tim Farron MP.

The Clerk reported that he had still not heard back from W&FC concerning the allocation of allotment land in the Call for Sites.

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

P164/2025 Planning Process and Issues

The Chair drew the Committee's attention to the process of High Street Rental Auctions, which W&FC were proposing to introduce. The consultation would be on the agenda for the next meeting.

P165/2025 Kendal Town Council Flood Relief Scheme Working Group

The Chair of the FRSWG reported that there was not yet a date for a meeting but that there was a launch even for the Waterside reach in early March, to which ward members and others had been invited.

Resolved: To note the verbal update.

P166/2025 Kendal Town Council Local Plan Working Group

The Clerk reported that he had had a helpful briefing from Helen Houston, Head of Planning Policy, following some issues with completing the Call for Sites forms. The outcome was that the Planning Authority accepted there may be gaps in information in the applications for some sites, but preferred to consider them anyway. The Clerk also drew attention to the existing mapping of the current Plan, which though out of date was the only one available for Kendal. He noted that it already mapped most of the amenity spaces that the Working Group had identified, so it seemed unnecessary to bring these into the new Call for Sites. The Town Council could instead concentrate its focus on the areas that were not in the current plan: the Western Heights, Strawberry Fields 2 and, following the discussions around the recent proposals on Shap Road, the land east of Shap Road and north of the rugby club.

Resolved: The Clerk would summarise the latest position and circulate the mapping url and Call for Sites forms to members.

P167/2025 Planning Applications

Resolved: To submit the recommendations in Appendix 1 to these minutes to the Planning Authority.

The meeting closed at 7.18pm.

Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2025/2124/OPA	<p>Land North of Meadowbank Business Park, Shap Road, Kendal</p> <p>Application for outline planning permission (with all matters reserved) for an employment development, comprising Storage & Distribution (Use Class B8) and Industrial (Use Classes B2 and E(g)(iii)) uses with supporting Food and Beverage (Use Class E(b)), and associated landscaping, highway works, cycleway and footpath linkages and other ancillary infrastructure.</p> <p>The reason(s) for this re-consultation are as follows: The application form and Transport Assessment have been updated to bring the proposed floorspace figures in line with those shown on the proposed Development Parameters Plan, which is intended to fix the maximum floorspace figures should this application be approved.</p>	Mintsfeet	13 February*	<p>The Committee noted that this application was being re-consulted upon, following the submission of further information.</p> <p>The additional information did not cause the Committee to change its view. It was not convinced by the Transport Assessment and the information on floorspace, like the transport assessment, seemed to contradict the headline figures on employment numbers. Members also drew attention to an aspect in the report that suggested an independent viability case was required.</p> <p>The Committee reiterated its concern for the damage this development could do to the rural character of this area.</p> <p>Recommend Refusal</p> <p>The Committee's previous submission from 19 January 2026 said:</p> <p><i>It was noted that the detail of the application differed somewhat from the pre-app presentation by the developer.</i></p> <p><i>The Committee had concerns across a number of areas. The proposal was for a fairly dense development, with mixed, and not particularly</i></p>

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					<p><i>cohesive design elements. It was felt that its impact on the landscape would not be compatible with that of a gateway site, both to the town travelling south, and to the countryside and National Park, travelling north. The impact of its scale and dominance in the context of the rural fringe would be very detrimental, and the additional areas of land take from the previous application represent a negative intrusion into the town's green hinterland, and the rurality that characterises the neighbouring parish. The loss of local lowland grazing land was also noted as a concern.</i></p> <p><i>The application talks of ease of access to J36 on the M6, yet this requires crossing Kendal's already severely challenged urban traffic circulatory system. The impact on existing Shap Road congestion would be very detrimental, and the application appeared to offer no form of mitigation for this.</i></p> <p><i>The Committee was unconvinced by the plans to manage surface water drainage and the impact of the new estate on surrounding drainage patterns.</i></p> <p><i>The Committee was not convinced that a proper sequential test for alternative sites had been carried out. It further noted that the current land allocation was believed to be for mixed-use, which might include housing, whereas the application appeared to be for light industrial and warehousing use.</i></p>

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					<p><i>The impact of noise and light on the surrounding countryside was not properly accounted for, and would currently seem very intrusive.</i></p> <p><i>There would be a requirement for a comprehensive archaeological survey of the site.</i></p> <p><i>The Committee felt these factors were sufficiently weighty for them to Recommend Refusal.</i></p>
3	2026/0201/HOU	<p>12 Scar View Road, Oxenholme, Kendal</p> <p>Proposed single storey side extension</p>	Oxenholme	20 February	<p>The Committee welcomed the biodiversity net gain proposals</p> <p>No material objections.</p>
4	2025/1079/HOU	<p>20 Castle Street, Kendal</p> <p>Replacement of three front timber sash windows with UPVC</p> <p>The reason(s) for this re-consultation are as follows: Please pay consideration to supplied photographs and Heritage Statement (dated 03/02/26).</p>	Mintsfeet	20 February	<p>The Committee noted the weak Heritage Statement and the comments from the Conservation Officer. Their conclusion was in line with the Conservation Officer's comments.</p> <p>Recommend Refusal.</p>
2	2026/0180/FPA	South Lakeland House Car Park, Lowther Street, Kendal	Fell	26 February	<p>Cllrs Cornthwaite, Ladhams and Rathbone withdrew from the meeting prior to the consideration of this item, which was taken last. Cllr Martland was elected to the Chair.</p>

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		Installation of 4no new air-source heat pumps and extension of existing enclosure			The Committee noted the comment from Public Protection, and had No material objections , subject to the Noise Assessment being satisfactory.

* Extension requested.