

Kendal Town Council

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



9 March 2026

To Members of the Planning Committee

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

You are summoned to a meeting of Kendal Town Council Planning Committee on **Monday, 16 March 2026**, 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

A handwritten signature in black ink, appearing to be 'CB' with a long horizontal stroke extending to the right.

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 2 March 2026 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 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 (page 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](#)

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Minutes of a meeting of the Planning Committee held on Monday, 2 March 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

Public Participation

Cllr Russell spoke to the Committee about Natural Kendal's concerns for the planning application at the head of the Blind Beck. He urged members to note that land of this type cannot be replaced, once it is lost, and hoped they would strive to discourage development in this important nature corridor.

P168/2025 Apologies

Apologies were received and accepted from Cllr Finch.

P169/20025 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.

P170/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

P171/2025 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.

P172/2025 Minute Action Sheet

It was noted that a date was required for Planning training, and that a policy on Food Outlets was outstanding.

There was nothing further to report on the issue of the Lune Gorge motorway closures.

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

P173/2025 Planning Process and Issues

No issues were raised.

P174/2025 Kendal Town Council Flood Relief Scheme Working Group

The Chair of the FRSWG reported that there was not yet a date for a Working Group meeting, but he understood that the fountain on Aynam Road would be moving soon. He also reported that the new road surface on Waterside would not be dug up, as previously thought, but would be overlaid by the LUF-funded active travel route. He expressed the hope that the new glass on Waterside would be cleaned prior to its official opening later in the week. The Clerk reported that Kendal in Bloom had been liaising with the EA over the re-siting of a hanging basket tree, also on Waterside.

Resolved: To note the verbal update.

P175/2025 Kendal Town Council Local Plan Working Group

The Chair reminded members that the Council had submitted its responses to the second Call for Sites, and thanked the Clerk for his actions in this regard. It was noted that the Blind Beck nature corridor had not been included in this round, but that may be it should, if possible, be submitted as amenity/nature land.

Resolved: To note the verbal update and to see if the Blind Beck Corridor can be added to the Call for Sites.

P176/2025 Planning Applications

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

The meeting closed at 7.05pm.

Kendal Town Council
 Applications for Planning Committee: 2 March 2026
Appendix 1

Item No.9

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2025/2477/HOU	<p>5 Kendal Green, Kendal</p> <p>Refurbishment of existing timber sash window frames and insertion of sashes to match existing using conservation crown glass</p>	Strickland	13 March`	<p>No material objections, as long as the Conservation Officer is satisfied that it doesn't compromise the visual amenity of the Conservation Area.</p>
2	2026/0298/PIP	<p>Land at Brigsteer Road, Kendal</p> <p>Permission in principle application for one dwelling</p>	Highgate	13 March	<p>The Committee noted that this in principle application was very difficult to assess, because of the assertions made by the developer. However, notwithstanding those assertions, the Committee observed a number of material planning considerations, which it believed ought to take primacy.</p> <p>The Committee had heard a representation from Natural Kendal, that the Blind Beck valley required special consideration in the context of Kendal's nature corridors. The Committee noted that this development was in the headwaters of the Blind Beck, in the impact zone of two SSSIs. In the context of recent development in the area, it represented the remaining 'green' space between the River Kent and open countryside, and was severely constricted by land marked for the highest risk of</p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
					<p>flooding (Flood Zone 3 on a Main River). The developer also had a poor record of protecting the trees on the site. Development of the site would compromise both the strength of this natural corridor, and the capacity of the surrounding area to absorb the effects of increased rainfall.</p> <p>On this basis, it Recommended Refusal because of its proximity and impact on flooding and its effects on wildlife and conservation.</p>
3	2026/0327/HOU	<p>19 Hawesmead Drive, Kendal</p> <p>Erection of a single storey rear extension, replacing existing smaller extension</p>	Stonecross	13 March	No material objections
4	2026/0360/LBC	<p>HSBC, 64 Highgate, Kendal</p> <p>Listed Building Consent for the replacement of principle entrance doors on a like for like basis.</p>	Highgate	19 March	<p>Though the Committee had no material objections, they noted that the replacement door was not actually 'like for like', but actually a different sized door, albeit in the same overall sized space. It was also noted that this appeared to be for the inside door, though this was not explicitly stated in the application.</p> <p>No material objections, subject to the Conservation Officer being satisfied that</p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
					the development does not compromise the historical integrity of the listed building or the visual amenity of the Conservation Area.
5	2026/0361/FPA	<p>HSBC, 64 Highgate, Kendal</p> <p>Replacement of principle entrance doors on a like for like basis.</p>	Highgate	18 March	<p>Though the Committee had no material objections, they noted that the replacement door was not actually 'like for like', but actually a different sized door, albeit in the same overall sized space. It was also noted that this appeared to be for the inside door, though this was not explicitly stated in the application.</p> <p>No material objections, subject to the Conservation Officer being satisfied that the development does not compromise the historical integrity of the listed building or the visual amenity of the Conservation Area.</p>

Item No.5

Planning Committee - Minute Action Sheet - as at 9 February 2026

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	17/03/2026		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	20-Apr-26		Being collated. Will be reported in April 2026.
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	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	27-Jan-26	National Highways are proposing a stakeholder group. This is currently being considered. Followed up for update 27 January 2026. A further action (16 Feb) was for the Chair to discuss the matter with Tim Farron MP and for the Clerk to raise the issue with the portfolio holder at W&FC.
61	02-Mar-26	P174/2025	Blind Beck	To see if the Blind Beck corridor can be added in the Call for Sites process.	CB	14-Mar-26	09-Mar-26	Question asked

Kendal Town Council
 Applications for Planning Committee: 16 March 2026
Appendix 1

Item No.9

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2026/0398/HOU	50 Bleaswood Road, Oxenholme, Kendal Erection of a single storey garden store/workshop located at the front of the property.	Oxenholme	20 March 2026	
2	2026/0295/HOU	51 Captain French Lane, Kendal Replacement of existing kitchen window with a door to the front elevation	Highgate	2 April 2026	
3	2026/0451/HOU	Fayrestowe, 82 Greenside, Kendal Proposed single storey rear extension.	Fell	2 April 2026	
4	2026/0068/FPA	Cambian Whinfell School, 110 Windermere Road, Kendal Retrospective application for the retention of an existing raised decking area located to the rear of the property	Fell	26 March 2026	