

Kendal Town Council

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



Minutes of a meeting of the Planning Committee held on Monday, 16 June 2025, at 6.30 p.m., in the Council Chamber at the Town Hall, Highgate, Kendal.

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

In attendance: Chris Bagshaw (Town Clerk) and Inge Booth (Democratic Services Assistant).

P10/2025 Apologies

Resolved: To receive and accept apologies for absence from Cllrs Campbell, Finch, Miles and Supka.

P11/2025 Declarations of Interest

The Chair, Cllr Rathbone, declared an interest in Agenda Item No.10 (Planning Applications), No.5, 2025/1051/PAPP, Minute No.P19/2025 below, by virtue of the fact that he was a Member of the Lake District National Park Authority, the applicant. He would leave the Council Chamber during the discussion and voting on the application.

P12/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

P13/2025 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes of the previous meeting of the Planning Committee held on 2 June 2025 and to authorise the Chair to sign them as a true record.

P14/2025 Minute Action Sheet

The Town Clerk referred to Item Ref. No.44, advising that a date for a future meeting of the Local Plan Action Group would be discussed under Agenda Item No.8 (Kendal Town Council Local Plan Action Group).

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

P15/2025 Planning Process and Issues

There was currently nothing to report under this standing item.

P16/2025 Kendal Town Council Flood Relief Scheme Working Group

Cllr Cornthwaite, Chair of the Kendal Town Council Flood Relief Scheme Working Group, reported that a hastily convened meeting of the Group had taken place on 10 June due to the need to discuss a number of factors with regard to some of the current situations. First was with regard to Jennings Yard Footbridge Signage which had resulted in the need to rethink one individual character. New Road was now open to pedestrians, however, was still coned off for traffic. Attention was drawn to complaints received around why the wall was higher than the floodgates; this, it was felt, was a matter for the Environment Agency to answer.

The Town Clerk took the opportunity to inform the Committee about recent correspondence in relation to the Town Council's contribution to the glass wall. The original written agreement had been for the Town Council to pay its contribution to South Lakeland District Council and for that Council to make the joint payment to the Environment Agency. He explained that he had now been asked by Westmorland and Furness Council to make the Town Council's payment direct to the Environment Agency. He was, however, reluctant to do this without a formal change of arrangements and so had made a request to Westmorland and Furness Council for formal notification prior to moving forward.

The Town Clerk undertook to include the notes of the meeting of the Group held on 10 June on the agenda for the next meeting of the Committee. The next meeting was scheduled to take place on 9 July.

Resolved: To note the verbal update.

P17/2025 Kendal Town Council Local Plan Action Group

The Town Clerk circulated copies of a map of the Kendal area indicating the results of the Call for Sites. He sought Members' availability for a meeting to discuss the content.

It was stressed that the sites indicated on the map had yet to be considered and consulted on, and that some may be removed during this process. Attention was again drawn to the large amount of housing land held in Kendal by Westmorland and Furness Council which it called "non-statutory allotment land" and the need to address this issue.

Resolved: Arrangements to be made to hold a meeting of the Kendal Town Council Local Plan Action Group at 5.30 p.m. on Monday, 23 June 2025, in the Atrium at South Lakeland House Business Hub.

Resolved: To note the verbal update.

P18/2025 Shop Front Design Toolkit

The Committee considered proposing an update to the Shop Front Design Toolkit originally approved as Supplementary Planning Guidance by the former South Lakeland District Council on 18 May 2004, a copy of which was attached to the agenda. Westmorland and Furness had indicated a willingness to take this matter on board.

Members welcomed the proposal. The need for involvement from Kendal Futures and Kendal BID was raised.

Resolved: To ask Westmorland and Furness to update the current Shop Front Design Toolkit.

P19/2025 Planning Applications

Note - The Chair, Cllr Rathbone, declared an interest in Planning Applications No.5, 2025/1051/PAPP, by virtue of the fact that he was a Member of the Lake District National Park Authority, the applicant. He left the Council Chamber during the discussion and voting on the application,

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 7.18 p.m.

Kendal Town Council
 Responses from Planning Committee: 16 June 2025
Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2025/1043/HOU	11 Hayfell Avenue Kendal LA9 7JH Proposed rear extension and driveway alterations	Heron Hill	23 June	No Material Objection provided that Biodiversity Net Gain is made as suggested, and appropriately conditioned. In addition, the Lead Flood Authority must be satisfied with regard to potential surface water run off caused by the reduction in the green area on the driveway.
2	2025/0905/HOU	14 Oxenholme Road Kendal LA9 7NJ Rear two-storey extension	Oxenholme	23 June	No Material Objection subject to Biodiversity Net Gain being shown.
3	2025/0856/FPA	15 Kirkland Kendal LA9 5AF Change of use of redundant ground floor cafe (Use Class E) to a two bedroom apartment with parking and external space (Use Class C3) to include the removal of glazed screen and door to the front (west) elevation, alteration to the rear elevation to remove the door and change into a window	Kirkland	24 June	No Material Objection

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
4	2025/0983/HOU	68 Lingmoor Rise Kendal LA9 7NU Replacement of three flat roof garages with two pitched roof garages (Resubmission of 2025/0239/HOU)	Heron Hill	24 June	No Material Objection
5	2025/1051/PAPP	Wayfaring House Murley Moss Business Park Oxenholme Road Kendal LA9 7RL Prior Notification under schedule 2, Part 14, Class OA, for the installation of 90 kWp solar canopies for renewable energy generation and consumption at the business park	Oxenholme	25 June	Note - The Chair, Cllr Rathbone, declared an interest in this application by virtue of the fact that he was a Member of the Lake District National Park Authority, the applicant. He left the Council Chamber during the discussion and voting on the application. No Material Objection
6	2025/0902/FPA	109 Burneside Road Kendal LA9 6DZ Erection of a new holiday let and conversion of existing building to create a second holiday let (Retrospective). (Further information)	Strickland	20 June	Material Objection due to sufficient flooding information not having been received and as a result of the Environment Agency recommending refusal. In addition, the Committee would draw officers' attention to neighbour comments and potential civil matters arising from these.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
7	2025/0903/LBC	<p>109 Burnside Road Kendal LA9 6DZ</p> <p>Erection of a new holiday let and conversion of existing building to create a second holiday let (Retrospective). (Further information)</p>	Strickland	20 June	<p>Material Objection due to sufficient flooding information not having been received and as a result of the Environment Agency recommending refusal. In addition, the Committee would draw officers' attention to neighbour comments and potential civil matters arising from these.</p>