

Kendal Town Council

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



Minutes of a meeting of the Planning Committee held on Monday, 18 August 2025, 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 Miles	Apologies
Cllr R Edwards	Apologies	Cllr D Rathbone (Chair)	Present
Cllr A Finch	Present	Cllr G Supka	Present
Cllr H Ladhams (Vice-Chair)	Present		

In attendance: Democratic Services Assistant and Development and Delivery Manager (Deputy Clerk).

Also present: One member of the public.

P47/2025 Apologies

Resolved: To receive and accept apologies for absence from Cllrs L Edwards and D Miles.

P48/2025 Declarations of Interest

Cllr Ladhams declared an interest in Agenda Item No.11 (Planning Applications) 2025/1281/FPA (Kendal United Football Club, Castle Grove, Kendal, by virtue of the fact that she had, in her role as Chair of Westmorland and Furness Council's Licensing Committee, provided advice to the Club. She pointed out, however, that she was not biased or predetermined and would remain in the Chamber and take part in the discussion and voting on the item.

Cllr Rathbone declared an interest in Agenda Item No.10 (2025/1436/SCOPE, Land West of Burton Road) by virtue of the fact that he was the Westmorland and Furness Council Ward Member for that area and had had dealings with resident groups and Natland Parish Council with regard to this scope. He pointed out, however, that he was not biased or predetermined and would remain in the Chamber and take part in the discussion and voting on the item.

P49/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

P50/2025 Minutes of the Previous Meeting

Attention was drawn to the addition within the minutes due to be signed of Cllr T Martland's name within the section identifying those also present at the meeting.

Cllr Supka drew attention to the second paragraph within Minute No.P44/2025 (Kendal Town Council Flood Relief Scheme Working Group). He advised that what appeared was not what he had actually stated. It was suggested, therefore, that appropriate wording might be considered prior to the next meeting of the Committee in order that a suitable amendment could be raised at that time.

Resolved: To defer a decision on this item to the next meeting of the Committee due to be held on 1 September 2025.

P51/2025 Minute Action Sheet

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

P52/2025 Planning Process and Issues

There was nothing to raise under this item.

P53/2025 Kendal Town Council Flood Relief Scheme Working Group

Cllr Cornthwaite, Chair of the Kendal Town Council Flood Relief Scheme Working Group, informed the Committee that he currently had no update. No date had yet been scheduled for the next meeting of the Group. This would take place once reliable information had been shared by the Environment Agency on upstream storage.

In response to a query, Cllr Cornthwaite undertook to find out why half of the entire length of Aynam Road had been blocked off during the summer holidays, with no apparent work being carried out.

In response to a further query regarding the floodgates being 7cm below the top of the finished wall on New Road, it was pointed out that this had already been brought to the attention of the Local Planning Authority.

Resolved: Cllr Cornthwaite to seek a response on the closure of half of Aynam Road during the summer holidays and to report back.

Resolved: To note the verbal update.

P54/2025 Kendal Town Council Local Plan Action Group

There was nothing to raise under this item.

P55/2025 Highways Act 1980 Section 119 - Proposed Diversion of Public Footpath 536013 at Kendal

The Committee gave consideration as to whether it wished to make comments regarding the proposed diversion order of a section of public footpath 536013, at Kentrigg in the parish of Kendal.

Resolved: To advise Westmorland and Furness Council that Kendal Town Council has no comment on the proposed diversion order.

P56/2025 [2025/1436/SCOPE](#), Land West of Burton Road

Note - Cllr Rathbone declared an interest in this item by virtue of the fact that he was the Westmorland and Furness Council Ward Member for the area and had had dealings with resident groups and Natland Parish Council with regard to this scope. He pointed out, however, that he was not biased or predetermined and remained in the Chamber and took part in the discussion and voting on the item.

The Committee considered the Council's response to the applicant's request for a scoping opinion on its Environmental Impact Assessment for a development of 450 houses on land west of Burton Road, in Natland Civil Parish.

It was suggested that the Committee should consider whether the proposals to 'scope out' certain topics from the EIA were valid. However the complexity of the issues could preclude effective consideration in the limited time of a Planning Committee.

Whilst it was acknowledged that the application fell within the Parish of Natland, its impact on facilities within Kendal was stressed.

Resolved: To note the applicant's request to the Planning Authority for a Scoping Opinion on its Environment Statement for a proposal to build up to 450 houses on land to the west of Burton Road, Kendal.

Resolved: Due to the size and nature of the proposed development, Kendal Town Council would expect all of the topics described by the Town and Country Planning (EIA) Regulations 2017 to be included within the scope of its Environmental Impact Assessment.

Resolved: Bearing in mind the large impact of the application on the facilities in Kendal, the Committee expects the applicant to engage with Kendal Town Council as a part of its pre-application community engagement.

P46/2025 Planning Applications

The Committee considered the Planning Applications as detailed in Appendix 1 to these minutes.

Note – Attention was drawn to the fact that the Committee would consider planning applications received and published by the Local Planning Authority up to the date of the meeting. Where the publication of the application was after the initial publication of the agenda, items would be added up to the day of the meeting where necessary to meet planning consultation timeframes. Planning Application No.2025/1545/NMA, Land Off Kendal Parks Road, Kendal, details of which had been received by the Town Clerk on 14 August 2025, was, therefore, accepted by the Chair for consideration at this meeting.

Note - Cllr Ladhams declared an interest in Planning Applications 2025/1281/FPA (Kendal United Football Club, Castle Grove, Kendal, by virtue of the fact that she had, in her role as Chair of Westmorland and Furness Council's Licensing Committee, provided advice to the Club. She pointed out, however, that she was not biased or predetermined and remained in the Chamber and took part in the discussion and voting on the item.

Note – At the start of consideration of Planning Applications 2025/0902/FPA and 2025/0903/LBC (109 Burneside Road, Kendal), Cllr Finch declared an interest by virtue of the fact that he was acquainted with the applicant. He remained in the Chamber, however, did not take part in the discussion or voting on the item.

Note – During consideration of Planning Application 2025/1239/FPA (Land adjacent to 35 Queen Katherine Street, Kendal), Cllr Rathbone declared an interest by virtue of being Westmorland and Furness Council's representative on the Lancaster Canal Regeneration Partnership. He pointed out, however, that he was not biased or predetermined and remained in the Chamber and took part in the discussion and voting on the item.

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

The meeting closed at 8.50 p.m.

Kendal Town Council
 Responses from Planning Committee: 18 August 2025
Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2025/1281/FPA	<p>Kendal United Football Club Castle Grove Kendal LA9 7AY</p> <p>Change of use of existing football clubhouse and changing rooms (Use Class F2) to sporting facilities with ancillary licensed bar operation (Use Mixed use Class F2/Sui Generis)</p>	Castle	20 August	No Material Objections subject to the Environmental Protection Officer's comments being appropriately addressed regarding controlling the design and timing of the additional lighting; the provision of details on appropriate opening hours; the neighbours' concerns regarding additional noise being addressed; and ensuring sufficient acoustic standards.
2	2024/0571/FPA	<p>Land adjacent to River Kent on the west side of the Jennings Yard Footbridge Kendal LA9 4EN</p> <p>Minor Planning Application for the installation of two pedestrian gates at the western end of Jennings Yard footbridge in Reach G of the approved Kendal Flood Risk Management Scheme (further information)</p>	Castle / Highgate / Mintsfeet	20 August	No Material Objections

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
3	2025/1364/LBC	Kendal Library Stricklandgate Kendal LA9 4PY Listed Building Consent to undertake essential repairs to a section of the external façade to prevent water ingress, and to carry out re-roofing works	Fell	20 August	No Material Objections
4	2025/1390/ADV	7 Stricklandgate Kendal LA9 4NB Advertisement consent for 4 illuminated fascia signs & an illuminated bus stop sign	Fell	21 August	No Material Objections subject to the comments of the Conservation Officer being suitably addressed.
5	2025/0902/FPA	109 Burnside Road Kendal LA9 6DZ Erection of a new holiday let and conversion of existing building to create a second holiday let (Retrospective) with two replacement windows and a new 1.2m high fence to the rear of Aikrigg End Cottage (further information)	Strickland	19 August	No Material Objection subject to the Planning Officer and neighbours being satisfied that the proposed fence is adequate.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
6	2025/0903/LBC	<p>109 Burneside Road Kendal LA9 6DZ</p> <p>Erection of a new holiday let and conversion of existing building to create a second holiday let (Retrospective) with two replacement windows and a new 1.2m high fence to the rear of Aikrigg End Cottage (further information)</p>	Strickland	19 August	No Material Objection subject to the Planning Officer and neighbours being satisfied that the proposed fence is adequate.
7	2025/1406/HOU	<p>29 Whinlatter Drive Kendal LA9 7HE</p> <p>Proposed single storey front & side extensions & new dwarf stone boundary wall</p>	Oxenholme	27 August	No Material Objections subject to obtaining an acceptable Arboricultural Report and the Planning Officer being satisfied with regard to the height and materials to be used for the dwarf stone wall being in keeping with the character and appearance of the immediate area.
8	2025/1458/FPA	<p>Town and Village Green area Kendal Fell Kendal</p> <p>Variation of condition 2 (approved plans) attached to planning permission SL/2021/1147 (Signs and viewing platforms)</p>	Fell	28 August	No Material Objections

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
9	2025/1239/FPA	<p>Land adjacent to 35 Queen Katherine Street Kendal LA9 7DG</p> <p>Change of use of vacant, overgrown land under a garden tenancy agreement to domestic garden with erection of a 1800 mm high vertical timber 'featherboard' boundary fence</p>	Mintsfeet	28 August	No Material Objections provided that the height of the fence is reduced by the order of 2 feet and ensuring appropriate conditions that the land remains in the control of Westmorland and Furness Council and not sold on to the property owner.
10	2025/1472/FPA	<p>44 Heron Hill Kendal LA9 7JD</p> <p>Variation of condition 2 (approved plans) attached to planning permission 2024/1797/FPA (Proposed detached rear garage)</p>	Heron Hill	28 August	No Material Objections
11	2025/1545/NMA	<p>Land off Kendal Parks Road Kendal LA9 7SN</p> <p>Non Material Amendment to replace the as approved Method Statement for work around Natland Beck with an updated version (Revision 1) attached to planning permission SL/2018/0959</p>	Heron Hill	21 August	Given the fact that work was originally stopped due to potential damage to Natland Mill Beck, the Committee does not consider this potential change to be a non-material amendment and would, therefore, require a longer period of time to be able to assess this matter and would, therefore, request that the deadline for Kendal Town Council's comments is extended to 3 September 2025 . If this additional time is not allowed, then the Committee would provide a Material Objection to the amendment on the basis of the potential adverse impact on Natland Mill Beck and its local ecology.