

Kendal Town Council

Town Hall, Highgate, Kendal LA9 4DD
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Minutes of a meeting of the Planning Committee held on Monday, 19 January 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 Miles	Absent
Cllr R Edwards	Apologies	Cllr D Rathbone (Chair)	Present
Cllr A Finch	Apologies		
Cllr H Ladhams (Vice-Chair)	Present		

In attendance: Town Clerk

Public Participation

Prior to the meeting the Committee heard a representation from Mr J Corcos, a resident on Shap Road who expressed his concerns about the impact on the local area and the wider town of the development proposals in 2025/2124/OPA, Land North of Meadowbank Business Park. The Chair thanked Mr Corcos for his contribution.

P141/2025 Apologies

Apologies were received and accepted from Cllrs Finch and R Edwards.

P142/20025 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.

P143/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

P144/2025 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes from the meeting held on 5 January 2026 and to authorise the Chair to sign them as a true record.

P145/2025 Minute Action Sheet

The Chair reiterated his concerns about the proposed changes to the NPPF and that they would serve to emasculate the locally accountable element of the Planning Authority's decision making. It was noted that the new NPPF would not change the way in which parishes were consulted, but would make it even less likely that parish level comments were taken into consideration.

The Clerk reported that he had heard nothing further from National Highways, but would re-engage with them to ensure the town's interests were recognised through their Tebay bridges project.

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

P146/2025 Planning Process and Issues

The Chair reported that the Planning Authority local committee had conducted a site visit to Barn Holm, a subject of further debate at the previous meeting. After considerable discussion, it approved the application.

P147/2025 Kendal Town Council Flood Relief Scheme Working Group

The Chair of the Working Group presented draft notes from its last meeting with the Environment Agency. He confirmed that Waterside was progressing well, having been opened at Christmas, but now sporadically closed for completion of the final piece of walling and to ensure work at Somervell Garden was protected.

Resolved: To receive the notes from the Working Group.

P148/2025 Kendal Town Council Local Plan Working Group

The Chair reported that the Working Group had not yet met in the new year, and asked the Clerk to facilitate a meeting in the near future.

Resolved: That the Clerk conduct a Doodle Poll to identify a suitable meeting date in the near future.

P149/2025 Planning Applications

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

The meeting closed at 7.15pm.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	<u>2028/2430/LBC</u>	<p>36 Finkle Street, Kendal</p> <p>Listed Building Consent for the refurbishment of existing property to create a retail space for a local estate agency, with office accommodation on the first and second floors. Works include internal alterations such as removal of modern partitions, installation of new plaster and glazed screens, replacement of suspended ceiling, removal of goods lift, and general refurbishment. External works comprise installation of two air-conditioning units on the rear elevation and recessed shopfront lighting integrated with front signage.</p>	Fell	29 January 2026	<p>The Committee agreed with the comments of the Conservation Officer and did not feel it could support the application with the details provided so far.</p> <p>The positioning of air conditioning units was of particular concern and could lead to a out and out rejection if not handled sensitively.</p> <p>However, subject to the conclusion of the Conservation Officer that the details had been subsequently dealt with to their satisfaction, the Council would withdraw any material objection.</p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
2	2025/2456/FPA	<p>36 Finkle Street, Kendal</p> <p>Refurbishment of existing property to create a retail space for a local estate agency, with office accommodation on the first and second floors. Works include internal alterations such as removal of modern partitions, installation of new plaster and glazed screens, replacement of suspended ceiling, removal of goods lift, and general refurbishment. External works comprise installation of two air-conditioning units on the rear elevation and recessed shopfront lighting integrated with front signage.</p>	Fell	29 January 2026	<p>The Committee agreed with the comments of the Conservation Officer and did not feel it could support the application with the details provided so far.</p> <p>The positioning of air conditioning units was of particular concern and could lead to a out and out rejection if not handled sensitively.</p> <p>However, subject to the conclusion of the Conservation Officer that the details had been subsequently dealt with to their satisfaction, the Council would withdraw any material objection.</p>
3	2025/2443/PACOU	<p>Unit 1 Offices, 141 Highgate, Kendal</p> <p>Prior Notification under Schedule 2, Part 3, Class MA, for change of use of the ground floor and lower ground floor from (Use Class E) to one dwellinghouse (Use Class C3).</p>	Highgate		<p>The Committee echoed the concerns of the Conservation Officer and did not feel there was sufficient detail in the application to support it. On this basis it could only Recommend rejection.</p>

4	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>	Mintsfeet	29 January 2026	<p>It was noted that the detail of the application differed somewhat from the pre-app presentation by the developer.</p> <p>The Committee had concerns across a number of areas. The proposal was for a fairly dense development, with mixed, and not particularly 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.</p> <p>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.</p> <p>The Committee was unconvinced by the plans to manage surface water drainage</p>
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					<p>and the impact of the new estate on surrounding drainage patterns.</p> <p>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.</p> <p>The impact of noise and light on the surrounding countryside was not properly accounted for, and would currently seem very intrusive.</p> <p>There would be a requirement for a comprehensive archaeological survey of the site.</p> <p>The Committee felt these factors were sufficiently weighty for them to Recommend Refusal.</p>