

Kendal Town Council

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



13 January 2026

To Members of the Planning Committee

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

You are summoned to a meeting of Kendal Town Council Planning Committee on **Monday, 19 January 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 read 'A B' followed by a flourish.

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 8)

To receive the minutes of the meeting held on 5 January 2026 and to authorise the Chair to sign them as true records.

5. Minute Action Sheet (pages 9 to 10)

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 (pages 11 to 13)

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, 5 January 2026, at 6.30 p.m., in the Council Chamber at the Town Hall, Highgate, Kendal.

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

In attendance: Town Clerk

P132/2025 Apologies

Apologies were received and accepted from Councillors Cornthwaite, Finch and Supka. Cllr Supka had also informed the Chair that he would like to stand down from the Committee, for a short period.

P133/2025 Declarations of Interest

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

P134/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

P135/2025 Minutes of the Previous Meeting

It was noted that there was an incorrect Minute number at the end of the minutes. Minute 131 was incorrectly labelled. This was corrected on the master copy.

Resolved: To receive and accept the minutes from the meeting held on 15 December 2025 and to authorise the Chair to sign them as a true record.

P136/2025 Minute Action Sheet

The Clerk reported that he had not been able to verify or confirm that any changes had been made to the National Planning Policy Framework, as discussed at the last meeting. The Chair reported that Planning Authority members had been given notice that changes were in the pipeline, so a close eye should be kept on MHCLG announcements.

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

P137/2025 Planning Process and Issues

The Committee received a report from Cllr S Long concerning the process of ensuring the Lead Local Flood Authority was sufficiently briefed on the impact of development on the

drainage pattern on the Western Heights, with flooding in Vicarage Park now a frequent problem. She suggested that not enough was understood about the impact of the upstream development on the sensitive limestone catchment. She drew members' attention to the apparent failure of the existing SUDS pond in the Brigsteer 1 and 2 developments, the now semi-permanent water flows through the centre of the park and down one of its few surface paths, and the several complaints from residents about flooding in gardens and garages that has taken place since the development of the upper heights commenced. It was suggested that the LLFA needs to be able to explain the flooding in the park, why the SUDS appeared to have failed and to have investigated residents' complaints.

Resolved: That the Council write a letter to the LLFA, copied to the Chair of Strategic Planning, asking them to seek answers to the questions raised by members and urging them to seek the necessary expertise and knowledge on karst landscape hydrology before assenting to further SUDS plans on developments upstream of Vicarage Park.

P138/2025 Kendal Town Council Flood Relief Scheme Working Group

Cllr Cornthwaite was not able to attend the meeting, so there was no report. The Chair asked that the date of the next meeting and the notes from the last meeting be circulated as soon as they were available.

P139/2025 Kendal Town Council Local Plan Working Group

It was noted that further details had been published by the Planning Authority on the Call for Sites, but it was still too early for the Committee to take an informed position. The Local Plan Working Group would need to convene shortly to consider the latest publication of assessments of sites submitted in 2024. This includes an assessment of the Planning Constraints for each site. It was noted that two of the three sites proposed to be listed as most constrained were on Mintsfeet Industrial Estate, and currently in Flood Zone 3. The Kendal Flood Relief Scheme, however placed both these sites on the 'dry side' and would therefore presumably benefit from a change in their flood zone status. It was noted that they were no more prone to flooding than any other site on the industrial estate.

Resolved: That the Local Plan Working Group convene to consider the Constraints publication.

Resolved: That the Clerk seek guidance from the Planning Authority on the impact of the FRS on future liabilities of sites.

P140/2025 Planning Applications

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

The meeting closed at 7.22 p.m.

Kendal Town Council
 Applications for Planning Committee: 5 January 2026
Appendix 1

Item No.9

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2025/2298/FPA	<p>Carus Green Golf Club, Burneside Road, Kendal Erection of a dwelling for on-site Senior Manager and associated relocation of the First Tee.</p>	Strickland	5 January 2026	<p>The Committee felt that this was an unnecessary development beyond the urban boundary of the town. They were concerned about the loss of green space and biodiversity, the apparent lack of effective flood planning, the scale and dominance of the development in an open setting and loss of space designated for sports provision. They did not feel that the development was for an essential use for needs different from those outlined in the core strategy, which would not allow development. Additionally they expressed the view that the design of the property is out of character with the area and its size is not required for the stated use. They also noted and supported the comments from the neighbouring parish council.</p> <p>Recommend refusal</p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
2	2025/2268/FPA	<p>4 Yard 77, Highgate, Kendal</p> <p>Change of use of two garages (Use Class Sui Generis) and first-floor office (Use Class E) to residential use (Use Class C3), comprising two self-contained one-bedroom flats.</p>	Highgate	5 January 2026	No material objections , subject to the satisfaction of the Conservation Officer that it does not compromise the amenity of the Conservation Area.
3	2025/2335/LBC	<p>Parklands, Parkside Road, Kendal</p> <p>Listed Building Consent for the installation of an en-suite shower room within the north bedroom. The proposal includes one small external cast iron air brick for ventilation on the east elevation and a roof light positioned to allow maintenance access to the concealed valley gutters at the centre of the roof.</p>	Nether	7 January 2026	No material objections , subject to the satisfaction of the Conservation Officer that it does not compromise the integrity of the Listed Building.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
4	2025/2419/FPA	<p>Stricklandgate House, 92 Stricklandgate, Kendal</p> <p>Repairs and renovation to Stricklandgate House and Service Wing, replacement of the existing extension and fire escape with a new glazed link, renovation and extension of the former Council Office Building to form a Community Building, Coach House roof replacement and refurbishment, and associated external landscaping and yard improvements.</p>	Fell	12 January 2026	<p>No material objections, subject to the satisfaction of the Conservation Officer that it does not compromise the integrity of the Listed Building, or the amenity of the Conservation Area.</p>
5	2025/2420/LBC	<p>Stricklandgate House Trust Ltd, 92 Stricklandgate, Kendal</p> <p>Listed Building Consent for the repairs and renovation to Stricklandgate House and Service Wing, replacement of the existing extension and fire escape with a new glazed link, renovation and extension of the former Council Office Building to form a Community Building, Coach House roof replacement and refurbishment, and associated external landscaping and yard improvements.</p>	Fell	12 January 2026	<p>No material objections, subject to the satisfaction of the Conservation Officer that it does not compromise the integrity of the Listed Building, or the amenity of the Conservation Area.</p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
6	2025/1890/HOU	<p>14 Barn Holme, Kendal</p> <p>The Planning Officer has asked the Committee to reconsider its opinion of this application in the light of the information supplied. (see attached)</p>	Kirkland	7 January 2026	<p>The Committee reconsidered its original recommendation on this application. It noted the observation from the Planning Officer that it was only 900mm short of being a permitted development. It was suggested that if the applicant were to reduce its footprint by 900mm, then it wouldn't have required them to comment. However, on a vote (in which Cllr Rathbone did not participate), the Committee concluded not to alter its view that the development, on balance was too large, so reaffirmed its original position.</p> <p>Recommend Refusal</p>

Item No.5

Planning Committee - Minute Action Sheet - as at 28 December 2025

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			Being collated. Will be reported to Committee in February 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		National Highways are proposing a stakeholder group. This is currently being considered.
60	15/12/2025	P128/2025	NPPF	Town Clerk to investigate whether reported changes in policy on scale of development triggerswere now official	CB		13-Jan-26	Changes to NPPF under consultation
62	05/01/2026	P137/2025	LLFA	That the Council write a letter to the LLFA, copied to the Chair of Strategic Planning, asking them to seek answers to the questions raised by members and urging them to seek the necessary expertise and knowledge on karst landscape hydrology before assenting to further SUDS plans on developments upstream of Vicarage Park.	CB		14-Jan-26	Letter sent to LLFA

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DRAFT Notes from a Kendal Flood Relief Scheme Working Group meeting held at 5.30pm on Wednesday 19 November 2025, at the Floodhub, Beezon Road.

Cllr J Brook	Present	T McCormick (EA)	Present
Cllr J Cornthwaite (Chair)	Present	M Ulliyart (EA)	Present
Cllr J Dunlop (Vice Chair)	Apologies	Alex Cowin (EA)	Present
Cllr S Evans	Present	Alison Kirkpatrick (EA)	Present*
Cllr E Hennessy	Apologies	Rob van Lloyd (EA)	Present*
Cllr H Ladhams	Present	Cllr Hazel Hodgson (W&FC)	Present
Cllr S Long	Apologies	Cllr Ali Jama (W&FC)	Present
Cllr D Rathbone	Present	Cllr Giles Archibald	Present*
Cllr P Thornton	Present		
G Harrison (Co-optee)	Present*		

* denotes attendance was remote by MS Teams.

In attendance: Chris Bagshaw (Town Clerk)

KFRS 9/2025 Apologies

Apologies were received from Cllrs J Dunlop, E Hennessy, H Ladhams and S Long.

KFRS 10/2025 Chair's Opening Comments

Cllr Cornthwaite introduced the members who were not usually involved in the FRSWG, especially Cllrs Hazel Hodgson (W&FC, Sedbergh & Kirkby Lonsdale Ward) and Ali Jama (W&FC, Upper Kent Ward). They had been invited because the group would be hearing news about the upstream storage elements of the Kendal scheme. He thanked the EA staff who attended the last meeting as a site visit, as it gave the working group a particularly good insight into the construction of the scheme on Waterside and Aynam Road.

KFRS 10/2025EA Presentation

Tom McCormick gave a brief presentation running through a general update of the town centre scheme so far. This included approximate timings for the development of the Stock Beck Catchment Drain, which included work at Bird Park reservoir. Some natural flood management interventions had begun upstream of the Kent at Ings.

Alex Cowin reported on the progress at G2 Waterside, where the piling is now complete and there are two more wall sections to cast. It is hoped the glass will be installed in December, along with dryside path reinstatement. The footpath will be opened for KMF, and again at Christmas, and the work will be complete by the end of January 2026, except for the platform removal, which must await the next in-river working window.

On Aynam Road, BT had completed their work but Electricity North West were not expecting to be clear until the end of February 2026. Tow lane running would be restored over the Christmas period. The main works access would commence in March 2026 and run through to Autumn 2027.

Elsewhere in Kendal, 'The Fernery' Garden should open in November 2025. St George's Walk would re-open in Spring 2026, with its new ASB deterrent planting that was agreed with SLDC/W&FC some time ago. There would be no provision for locals parking on site while the works were on Christmas recess. Light spill from security lighting was being addressed in consultation with residents and Cllr Evans.

On Reach C at Mintsfeet, the headwall renovation would be complete by Summer 2026 and there was a sculpture for installation. A planning application was out for Reach A at Kentrigg, but Reach B1 still had issues with an easement which would require some high level political intervention to facilitate. Reach B2A at Gilthwaiterigg was expected to commence and complete construction this summer, Young Spring should also be complete by summer.

A problem with highway adoption at Sandes Court was continuing to cause delays, but Cllr Thornton was chasing W&FC legal.

Stock Beck Culvert lining work was complete and the Ann Street and Silverdale Drive culverts had been replaced.

KFRS 11/2025EA Upstream interventions

The group was given a presentation by Rob Van De Lloyd on the latest upstream stream storage proposals. A suitable site had been identified above Ivy Bridge on the River Mint, which had a short lead in time to Kendal and could account for sufficient flow to reduce the volume of water in Kendal to a level below the height of the new flood defences in a 1 in 100 year flood event.

Members were given the opportunity to ask detailed questions on how this would work and why it was the better outcome compared with other solutions such as those proposed in the River Kent at various locations.

A site visit was requested, which the EA will accommodate in due course. There would be some low key press around the issue.

KFRS 12/2025 Upcoming dates

No date was set for the next meeting. This would be circulated by separate cover in January.

The meeting closed at 20.16

Kendal Town Council
 Applications for Planning Committee: 19 January 2026
Appendix 1

Item No.9

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	

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	
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		

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
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	