

Kendal Town Council

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



13 October 2025

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, 20 October 2025**, 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

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 9)

To receive the minutes of the meeting held on 6 October 2025 and to authorise the Chair to sign them as true records.

5. Minute Action Sheet (pages 10 to 11)

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 (pages 12 to 13)

To receive the draft notes from the meeting on 28 September 2025 and any further comments 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. Westmorland and Furness Council Draft Taxi Policy (pages 14 to 18)

To consider any feedback to the Licensing Authority on its Draft Taxi Policy.

10. Planning Applications (pages 19 to 20)

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](#)

Kendal Town Council

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Minutes of a meeting of the Planning Committee held on Monday, 6 October 2025, at 6.00 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)	Apologies
Cllr A Finch	Present	Cllr G Supka	Apologies
Cllr H Ladhams (Vice-Chair)	Present		

In attendance: Town Clerk

P76/2025 Apologies

Apologies were received and accepted from Cllrs R Edwards, D Rathbone and G Supka.

P77/2025 Declarations of Interest

No further interests were declared.

P78/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

P79/2025 Minutes of the Previous Meeting

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

P80/2025 Minute Action Sheet

The Clerk reported that he had received an acknowledgement by way of a reply from Westmorland and Furness Council, concerning the error in flood scheme wall height at New Road.

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

P81/2025 Planning Process and Issues

No further issues were reported.

P82/2025 Kendal Town Council Flood Relief Scheme Working Group

temporarily close Nether Bridge to right-turning traffic for a short period to complete the work.

The group also heard that the Gooseholme construction site was being wound down as it neared completion and that Electricity North West had completed their diversions along Aynam Road. Upstream they were told that there were delays in landowner approval at Lake District Business Park and that additional funding approval for Phases 2 and 3 (upstream storage), was still being negotiated.

Resolved: To note the report.

P83/2025 Kendal Town Council Local Plan Action Group

No further progress was reported.

P84/2025 Planning Applications

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 6.50 p.m.

Kendal Town Council
 Applications for Planning Committee: 6 October 2025
Appendix 1

Item No.9

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2025/1686/HOU	<p>28 Empsom Road, Kendal</p> <p>Proposed single and two storey extensions to the side and rear, together with associated landscaping and parking.</p>	Strickland	30 September (late response accepted)	<p>No material objections.</p> <p>The Committee would expect to see some element of Biodiversity Net Gain as a Planning Condition.</p>
2	2025/1689/FPA	<p>Land between Anchorite Fields & Gilling Grove, Kendal</p> <p>Six apartments</p>	Kirkland	30 September (late response accepted)	<p>Whilst the Committee had no material objections, in principle, it would like this to be conditional on the satisfaction of Highways that the parking provision was adequate and the Conservation Officer that the development did not compromise the visual amenity of the Conservation Area. Of particular concern were the window designs, which should be correctly styled to give a uniform rectangular appearance, and the roofing material. The issues raised by Public Protection should also be a condition as the site had former industrial use and may be contaminated. A further condition should be drainage impact and the protection of the Blind Beck.</p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
3	2025/1615/FPA	<p>Lakeland Self Storage LTD Unit 1, Kendal Fell Business Park Boundary Bank Lane</p> <p>Siting of 7 modular containers/buildings for storage (Use Class B8 – Storage & Distribution) with 4 mounted lights.</p>	Underbarrow & Bradleyfield CP	30 September (late response accepted)	No material objections.
4	2025/1735/ADV	<p>B&Q B And Q Burton Road, Kendal</p> <p>Advertisement Consent for replacement and update of non illuminated fascia signs and illuminated totem sign</p>	Oxenholme	30 September (late response accepted)	No material objections subject to any lighting being compliant with Dark Skies policies, and not lit for more than half an hour before and after closing.
5	2025/1690/FPA	<p>Little Aynam House Canal Head North, Kendal</p> <p>Installation of new window and door openings to provide natural light and ventilation to habitable rooms to facilitate 2025/1593/PACOU Prior Notification under schedule 2, part 3, class MA, for a Change of use from Commercial, Business and Service (Use Class E) to 6 Dwellinghouses (Use Class C3)</p>	Mintsfeet	6 October 2025 (late response accepted)	The Committee could not identify sufficient information on access and travel, parking, Biodiversity Net Gain or impact on the Conservation Area. It raised no objection to the Change of Use , but considered the missing information sufficient to be a Material Objection to the development at presented.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
9	2025/1813/ADV	53 Natland Road, Kendal Advertisement consent for the installation of 13 illuminated and non-illuminated fascia and totem signs	Natland CP/	16 October 2025	No material objections subject to any lighting being compliant with Dark Skies policies, and not lit for more than half an hour before and after closing.
10	2025/1821/HOU	77 Peat Lane, Kendal Two storey side extension	Nether	16 October 2025	No material objections. Biodiversity Net Gain should be added as a Planning Condition.
11	2025/1826/HOU	21 Underley Hill Kendal Single storey side and rear ground floor extension complete with external patio and steps.	Strickland	16 October 2025	No material objections. The Committee was disappointed to see the removal of a significant hedge and would like to see this compensated for with sufficient Biodiversity Net Gain as a Planning Condition.
12	2025/1841/HOU	16 Tarn Close, Kendal Two storey side extension	Heron Hill	17 October 2025	No material objections. Biodiversity Net Gain should be added as a Planning Condition, with the suggested bat and swift box provision as a minimum.
13	2025/1744/HRN	Hedgerow North of Natland Mill Beck Lane, Kendal To create access to field for development purposes. The length of Hedgerows is 48.00 metres.	Heron Hill/ Natland CP	17 October 2025	Application withdrawn.

	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
6	2025/1079/HOU	20 Castle Street, Kendal Replacement of three front timber sash windows with UPVC	Mintsfeet	14 October 2025	The Committee did not feel the applicant had supplied sufficient reassurance that this would not compromise the visual amenity of the Conservation area and therefore raised this as a Material Objection . The suggestion that the new windows replaced 'like for like' seemed to be contradicted by the illustrations.
7	2025/1807/LBC	Ye Olde Fleece Inn 14 Highgate Kendal LA9 4SX Listed Building Consent for the replacement of cracked and damaged ceramic tiled floor at the rear of the pub with Lonsdale. Black cleft chipped edge slate.	Fell	14 October 2025	No material objections.
8	2025/1756/HOU	36 High Fellside, Kendal Replacement windows / doors, new porch, solar panels on roof, air source heat pump, new window openings and alterations to existing bay windows	Fell	15 October 2025	No material objections , subject to the assurance from the Conservation Officer that the development doesn't compromise the visual amenity of the Conservation area, and that the Het Pump noise report is acceptable to Public Protection.

Item No.5

Planning Committee - Minute Action Sheet - as at 13 October 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		17/03/2025	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
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 didscussion 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			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.

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DRAFT Notes from a Kendal Flood Relief Scheme Working Group meeting held at 5.30pm on Wednesday 24 September 2025, commencing at Waterside, Kendal and progressing to Jennings Yard Bridge, via Aynam Road.

Cllr J Brook	Apologies	T McCormick (EA)	Present
Cllr J Cornthwaite (Chair)	Present	M Ulliyart (EA)	Apologies
Cllr J Dunlop (Vice Chair)	Apologies	Alex Cowin (EA)	Present
Cllr S Evans	Present	Glenn Mitchell (EA)	Present
Cllr E Hennessy	Apologies	Jack McCarthy (EA)	Present
Cllr H Ladhams	Apologies		
Cllr S Long	Present		
Cllr D Rathbone	Apologies		
Cllr P Thornton	Present		
G Harrison (Co-optee)	Present		

In attendance: Chris Bagshaw (Town Clerk)

KFRS 5/2025 Apologies

Apologies were received from Cllrs J Brook, J Dunlop, E Hennessy, H Ladhams and D Rathbone.

KFRS 6/2025 Notes of the previous meeting

The meeting was held in the open air so, this formality was not included.

KFRS 7/2025 EA Presentation

The EA had intended to offer a first sight of the work EA had achieved on upstream storage, however this work was not as advanced as had been hoped so it would be held over to another meeting.

The session began at Waterside cafe, where an anti-ASB device had been installed in response to several instances of anti-social behaviour around the building site. There was some discussion about the adequacy of the Closed highway notices, but it was suggested that local businesses preferred them to be low key.

The group then crossed the River Kent by Miller Bridge and entered the building site compound on Aynam Road. Crossing the temporary bridge they were able to view the in-river platform constructed to allow work to take place without actually being 'in-river'. 74 H-Beam king posts had been installed and in places the existing river bank had required underpinning. The H-beams installed in concrete-filled steel sleeves go down as far as 10m in places, and may penetrate the bedrock by up to 2m. The wall is constructed by shuttering against the existing bank, infilled with concrete and tied, with a outer lining of real stone, also tied. Any remaining king posts will be installed by the end of September, with the wall

following on by the end of November (2025). The glass panels will be installed on the top of the wall by Christmas. The in-river platform has to wait until the next in-river working period which may be as late as June 2026. It was suggested that an open day be held, or at least a site visit with TV cameras, prior to the platform's removal.

The group moved to the Aynam Road side of Jennings Yard Bridge, where they heard that the Civic Society was adopting the former fountain and overseeing its removal to Abbot Hall Park. Electricity North West were expecting to commission their new lines in early November, which would allow Volkers to commence work on the Aynam Road piling. Video illustrations of the various methods will be available on the FloodHub website. The switch in sites would allow Volkers to be clear of Gooseholme by Christmas. One necessary aspect of the Aynam Road work would be the temporary closure of Nether Bridge to right turning traffic for up to three months next summer (May to July 2026). It was suggested this could be tied in with work being done by the LCWIP team, who were also considering traffic routing on Nether Bridge.

Upstream storage plans were still in draft, but should be ready to share by the end of next month. Reach A (Lakeland Plastics) and B2 would be with Planning shortly.

All members would be invited to a full briefing on the scheme's progress in November 2025.

KFRS 8/2024 Upcoming dates

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

The meeting closed at 19.10

Chris Bagshaw

From: Licensing <Licensing@westmorlandandfurness.gov.uk>
Sent: 10 October 2025 13:35
Subject: Notification of Community Conversation: Draft Taxi Policy
Attachments: 28939 WFC Taxi Policy Summary - Changes_FINAL Friday 10 October.pdf

Dear Sir/Madam

Notification of Community Conversation: Draft Taxi Policy

You are invited to take part in a community conversation about upcoming changes to taxi licensing in Westmorland and Furness.

A new Taxi Licensing Policy proposed by the Council aims to ensure consistently high standards of taxi services across the area so that residents, workers, and visitors can expect a safe, professional, and reliable service wherever they travel.

The six-week community conversation launched today marks the beginning of an important journey to bring together services following Local Government Reorganisation in 2023 which joined four councils under a single authority.

As varying policies and practices were adopted from former county and district councils, taxi drivers and operators currently work to different rules and regulations in Eden, Furness or South Lakeland. Residents and visitors experiences of journey prices and vehicle quality can also differ when traveling across the area.

Westmorland and Furness Council's new Policy aims to ensure that all Hackney Carriage and Private Hire drivers follow national best practices, improving vehicle standards, reducing harmful emissions, protecting the environment, and ensuring passenger safety.

The six-week Community Conversation invites drivers to share their views on how the proposed changes may affect their work and what they feel would be a reasonable timeframe for introducing the new standards. It will also help the Council understand taxi users' experiences and what is most important to them.

The proposed changes would remove the existing operating zones for Hackney Carriage vehicles which currently restrict drivers to applying for a licence within only one of the former council areas. This would allow all Hackney Carriage drivers and vehicles licensed by the Council to operate for hire anywhere in Westmorland and Furness.

Licence types would also be revitalised, making it easier for drivers to operate both Hackney Carriage and Private Hire vehicles under a single dual licence and for one fee. This positive change would reduce costs for drivers and give them greater flexibility to work across the taxi and private hire trade in the area.

Unlike the current approach in Eden and South Lakeland where vehicle age restrictions apply, under the new Policy there is no age limit. Instead, it focuses on environmental performance and safety, reflecting the Council's commitment to ecological awareness and sustainability.

From April 2026, any new vehicle not previously licensed with the Council would need to meet Euro 6 emissions, a European standard that ensures vehicles produce much lower levels of harmful exhaust gases, such as nitrogen oxides and particulates. To support drivers with vehicles currently licensed by the authority, a grace period of up to three years will be allowed before it must be upgraded to meet the new standards.

Vehicle and driver safety continues to be at the heart of the policy. Proposed changes to vehicle testing and safety requirements would mean that taxis over eight years old must undergo up to three MOT tests per year to ensure high standards of roadworthiness are maintained.

The requirement of drivers to hold an Enhanced DBS safeguarding checks will continue, alongside medical assessments every three years or annually for drivers aged 65 and over.

The draft policy is available at <https://www.westmorlandandfurness.gov.uk/taxi-policy> where you will be able to view the document, and complete some survey questions about key changes we are proposing.

You may also wish to attend one of our community drop in sessions, where you will be able to discuss any specific aspects of the draft policy with our team. These will commence next week across District at:

- **Barrow Library** on Monday 13 October from 12.30pm to 5pm and
Monday 20 October from 9.30am to 1.30pm
- **Kendal Library** on Wednesday 15 October from 12.30pm to 5pm and
Friday 17 October from 12.30pm to 5pm
- **Penrith Library** on Thursday 16 October from 12.30pm to 5pm and
Monday 27 October from 9.30am to 5pm
- **The Coro**, Ulverston on Tuesday 21 October from 9.30am to 1.30pm
- **Windermere Library** on Tuesday 14 October from 9.30am to 1.30pm.

The last opportunity for you to take part in this engagement is **Sunday 23 November**.

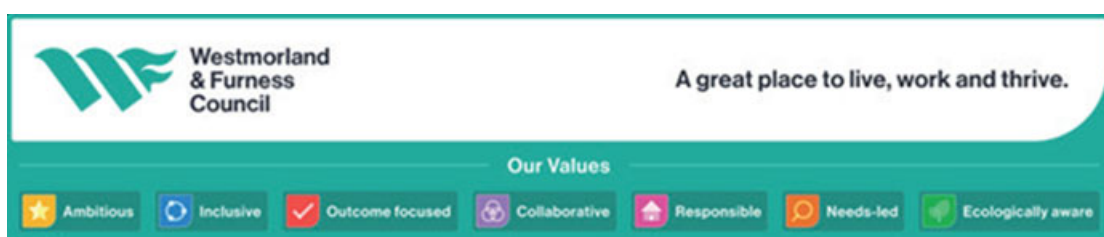
Should you wish to contact us in the meantime about this engagement, please direct your enquiry to taxis@westmorlandandfurness.gov.uk

Yours faithfully

Sean Hall
Principal Specialist
Licensing
Westmorland and Furness Council

Donna McCarthy
Licensing (Specialist) - | Public Protection
Thriving Communities | Westmorland & Furness Council
South Lakeland House | Lowther Street | Kendal | Cumbria | LA9 4DQ
Telephone: 0300 373 3300
westmorlandandfurness.gov.uk

Wellbeing Statement: Please note that due to my working pattern you may receive emails from me outside of usual office hours, do not feel under any pressure whatsoever to reply outside of your own working hours.



Changes for taxi drivers and operators in each area

As varying policies and practices were adopted from former county and district councils, taxi drivers and operators in Barrow, Eden and South Lakeland will be impacted in different ways.

Vehicles

Policy standard	Eden	South Lakeland	Barrow	W&F Policy	Explained changes under the W&F policy
Emission Standard	No policy	EURO 6	No policy	EURO 6	<p>From April 2026, all new vehicles that have not previously been licensed with the Council would need to comply with Euro 6 emissions standards.</p> <p>The council is proposing that the existing licensed vehicles would be given a grace period of up to three years to transition to the new requirement.</p> <p>Through the community conversation, the Council is seeking feedback from drivers on how the change may impact them and what would represent a fair and practical implementation period.</p>
Vehicle age	Maximum 7 years and no older than 10 years	Maximum 5 years on first licence. No older than 10 years Max 7 years for Wheelchair Accessible Vehicles no older than 14 years.	No age policy	No age policy	<p>The proposed policy does not require drivers to replace vehicles simply because of their age. Instead, it focuses on environmental performance. Vehicles that meet Euro 6 standards can remain in service for longer, as they produce fewer harmful emissions. This approach aligns vehicle quality with the Council's commitment to reducing carbon emissions and improving air quality.</p>



Policy standard	Eden	South Lakeland	Barrow	W&F Policy	Explained changes under the W&F policy
Testing Standards	1 MOT and compliance test, with up to 2 tests per year depending on the age of the vehicle	MOT and vehicle inspection up to 3 times per year depending on the age of the vehicle	1 MOT per year and up to 3 on the age of the vehicle	MOT and vehicle inspections undertaken by an approved Garage up to 3 times per year depending on the age and mileage of the vehicle	Vehicles will be MOT and compliance tested before a licence is first granted. After that, testing will take place annually or after 20,000 miles ($\pm 1,000$ miles) for vehicles up to three years old; every six months or after 10,000 miles ($\pm 1,000$ miles) for vehicles between three and eight years old; and every four months or after 7,000 miles ($\pm 1,000$ miles) for vehicles more than eight years old — whichever comes first.
Write off Categories	No policy	Vehicles disposed of with an insurance category N may be licensed provided the vehicle has been repaired to a roadworthy condition.	Vehicles disposed of with an insurance category S or N may be licensed provided the vehicle has been repaired to a roadworthy condition.	No vehicle will be licensed as a Hackney Carriage or Private hire vehicle that has been written off by an insurance company.	From April 2026, the Council will not license any vehicle that has been written off. Any new vehicle application will be refused if the vehicle has previously been declared a write-off or has been involved in an accident that resulted in it being categorised as such. Similarly, any currently licensed vehicle that becomes a write-off will not be re-licensed.

Drivers

Policy standard	Eden	South Lakeland	Barrow	W&F Policy	Explained changes under the W&F policy
Licence types	Hackney Carriage / Private Hire	Hackney Carriage / Private Hire	Dual	Dual / Restricted Private Hire Driving Licence	<p>The policy proposes introducing a dual driver licence, enabling drivers to operate as both hackney carriage and private hire drivers under a single licence and for one fee. This represents a positive change, reducing costs and providing greater flexibility for licence holders.</p> <p>A restricted private hire driver licence will also be available at a lower fee, specifically designed for those undertaking school transport and social services contracts for the authority. This aims to address current driver shortages in these essential service areas.</p>
DBS Check	OW EDBS + RA EDBS for School or adult transport	OW EDBS + RA EDBS for School or adult transport	OW EDBS + RA EDBS for School or adult transport	Dual license will need an Other Workforce Enhanced DBS School or adult transport will need a Regulated Activity Enhanced DBS	<p>All applicants for a Dual Licences require an Enhanced DBS check under the Other workforce category. All applicants that wish to undertake home to school and social care transport contracts require an Enhanced DBS Checks under the child and/or adult workforce category to undertake regulated activity. Restricted PHD Licence will enable regulated activity only and will require Enhanced DBS check under child and/or adult workforce category.</p>
Medical	Every 3 years up to age 70 then annually	Every 3 years up to age 65, then annual	Every 3 years up to age 65, then annual	Every 3 years up to age 65, then annual	

Kendal Town Council
 Applications for Planning Committee: 13 October 2025
Appendix 1

Item No.10

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2025/1853/FPA	Unit 1 Beezon Fields, Kendal Change of use of industrial unit (Use Class B8) to a RSPCA cattery (Use Class Sui generis) & erection of a new pen building	Mintsfeet	23 October 2025	
2	2025/1808/FPA	Unit 20 Castle Mills Business Park, Aynam Road, Kendal Change of use of warehouse (Use Class B2) to an indoor padel tennis facility (Use Class Ed)	Mintsfeet	30 October 2025	
3	2025/1879/HOU	Glen Villa, Oxenholme, Kendal Proposed single storey rear extension	Oxenholme	31 October 2025	
4	2025/1892/HOU	28 Ullswater Road, Kendal Single storey rear extension to replace glass conservatory	Nether	31 October 2025	

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
5	2025/1890/HOU	14 Barn Holme, Kendal Proposed single storey rear extension to replace existing conservatory	Kirkland	31 October 2025	
6	2025/1893/HOU	277 Valley Drive, Kendal Proposed two storey side and single storey rear extensions (Resubmission of 2025/0022/FPA)	Heron Hill	31 October 2025	
7	2025/1928/PACOU	1 Market Place/25 Stricklandgate, Kendal Prior Notification under Schedule 2, Part 3, Class G for the change of use of part of the building from commercial, business and service use (Use Class E) to a mixed use comprising Use Class E on the ground floor and part of the first floor, and a single self-contained flat (Use Class C3) on part of the first floor. The second floor is already in use as a single self-contained flat.	Fell	3 November 2025	