

Kendal Town Council

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



Minutes of a meeting of the Planning Committee held on Monday, 7 April 2026, at 6.15pm, in the Council Chamber at the Town Hall, Highgate, Kendal.

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

In attendance: Natalia Williams, Deputy Town Clerk

Public Participation

P186/2025 Apologies

Apologies were received and accepted from Cllrs Finch and Supka.

P187/20025 Declarations of Interest

Councillors J Cornthwaite, H Ladhams and D Rathbone declared interest in planning application number 5 as members of Westmorland and Furness Council and would not be present for discussion of the item.

Councillor D Rathbone stated he was not predetermined in relation to planning application number 14.

P188/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

P189/2025 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes from the meeting held on 16 March 2026 and to authorise the Chair to sign them as a true record.

P190/2025 Minute Action Sheet

It was noted that the following items were outstanding, and updates would be expected from the Town Clerk by May 2026:

- Item 22: To produce a draft statement in relation to out of town food outlets.
- Item 56: Town Clerk to report back on receipt of a response from WAF Council regarding its 'non-statutory allotment land'
- Item 59: Town Clerk to discuss diversion routes with Highways England, Police and Westmorland and Furness Officers.

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

Resolved: Resolved to move forward items to the next meeting

P191/2025 Planning Process and Issues

No additional issues were raised.

P192/2025 Kendal Town Council Flood Relief Scheme Working Group

The Chair of the Working Group reported that the next meeting of the working group is scheduled for Thursday 23rd April 2026, 6:30pm at the flood hub. There would be a teams link available for anyone unable to attend in person.

It was also reported that Castle Street is now open and that the traffic direction had now been returned to normal for the Thorny Hills Cul-de-Sac. Works at Gooseholme were progressing and works had commenced on Aynam Road.

Resolved: To note the verbal update.

P193/2025 Kendal Town Council Local Plan Action Group

It was reported that there were no further updates, however noted that there was an outstanding action to organise the next meeting of the action group to either further the response to the plan or conduct an additional site visit. This action would be carried to the next meeting of the committee.

Resolved: Town Clerk to organise the next meeting of the action group.

P194/2025 Planning Applications

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

The meeting closed at 7.04 pm.

Kendal Town Council
 Applications for Planning Committee: 7 April 2026
Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2026/0417/FPA	5 Stramongate, Kendal Creation of a restaurant bar and six residential units (Use Class C3)	Fell	11 April	No material objections , subject to further information being provided in line with the conservation officers comments including: <ul style="list-style-type: none"> - Design and materials for the windows, doors and insulation. - Detailed instruction plan for the removal of asbestos.
2	2026/0418/LBC	5 Stramongate, Kendal Listed Building Consent for the creation of a restaurant bar and six residential units (Use Class C3)	Fell	11 April	See comments for application 1.
3	2026/0525/LBC	The Eddington Kendal, Highgate, Kendal Listed Building Consent for the installation of an accessible lift (Resubmission of 2024/2146/FPA)	Highgate	11 April	The committee look favourably on the proposal in principle and agree with the comments of the conservation officer. However, further verification is required on the design of the lift.
4	2026/0492/FPA	The Eddington Kendal, Highgate, Kendal installation of an accessible lift (Resubmission of 2024/2146/FPA)	Highgate	18 April	See comments for application 3.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
5	2026/0220/FPA	<p>Canal Head Highways Depot, Kendal</p> <p>Erection of 1x modular build training room installed near site entrance with new ramp and steps access and 1x prefabricated welfare cabin installed at bottom end of site with new ramp and steps access. New windows to existing building at north end of the site</p>	Mintsfeet	11 April	<p>No material objections, subject to compliance with the conservation officer's report.</p> <p>Consideration to be given to the internal layout of the changing facilities for appropriate privacy, depending on intention of use.</p> <p><i>Note – Cllr's Cornthwaite, Ladhams and Rathbone left the meeting due to declaration of interest in this item and did not vote on this application.</i></p>
6	2026/0509/FPA	<p>The Mint Works, 124 Highgate, Kendal</p> <p>Installation of 110 photovoltaic panels to the front and rear roof elevations. Panels to be removed and reused from South Lakeland House</p>	Highgate	18 April	<p>No material objections, subject to compliance with the conservation officer's report.</p>
7	2026/0218/HOU	<p>34 Windermere Road, Kendal</p> <p>Replace two existing rear elevation velux windows, replace one front elevation dormer window. Installation of one new velux window to rear elevation.</p>	Fell	18 April	<p>No material objections, subject to compliance with the conservation officer's report and the use of acceptable materials.</p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
8	2026/0521/HOU	Shieling, Parkside Road, Kendal Proposed single storey rear extension with enlarged first floor balcony above	Castle	10 April	No material objections , providing that the balcony is not overlooking and there is not an unacceptable loss of privacy. The committee would like BNG to mitigate the loss of the front lawn.
9	2026/0500/HOU	66 Bellingham Road, Kendal Removal of existing open porch and timber storage shed. Erection of single storey extensions to the front and side, installation of a first floor front balcony with glazed balustrade	Stonecross	12 April	Material objection , due to the size and dominance of the development and overdevelopment within the existing plot. If the application is agreed, the committee would also: <ul style="list-style-type: none"> - like to ensure that the public right of way is protected and kept open during construction and afterwards. - Look for significant BNG condition <p>Note – Cllr Rathbone abstained from voting on this application.</p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
10	2026/0538/ADV	83 Stricklandgate, Kendal Advertisement Consent for 1x internally illuminated fascia sign 1x internally illuminated projection sign and 2x illuminated poster frames	Fell	18 April	No material objections but would request that the projection sign is made less intrusive in terms of width protruding in to the Highstreet. In addition, would require a condition that all illuminations are only turned on one hour before operating hours and are turned off one hour after operating hours.
11	2026/0539/FPA	83 Stricklandgate, Kendal Internal refurbishment works & replacement of windows to Birch Yard elevation, Camms Yard elevation and the main shopfront with new power-assisted doors for effective accessible entry with advertisement	Fell	25 April	See comments for application 10.
12	2026/0407/HOU	76 Bellingham Road, Kendal Proposed single storey rear extension	Stonecross	18 April	No material objections , but would look to adequate BNG regarding the loss of the front garden.
13	2026/0584/HOU	27 Castle Street, Kendal Demolition of a single storey rear extension with proposed replacement single storey rear extension	Mintsfeet	18 April	No material objections , providing the issues raised by the conservation officer are addressed, especially materials used for windows, in order to create a harmonious design.

14	2025/0117/FPA	<p>Land West of High Sparrowmire, Kendal</p> <p>Full planning application for a residential development of 143 new dwellings and the provision of associated access and infrastructure works including roads, drainage infrastructure, car parking, public open space and landscaping.</p> <p>The reason(s) for this re-consultation are as follows: Please pay consideration to amended/additional plans and amended/additional supporting documents/information (dated 24/03/26).</p>	Strickland/ Burneside CP	10 April	<p>No material objections however the committee would draw officers' attention to the consultation response made on 17th February 2025, as the previous issues raised remain valid and should be considered. These responses are copied again below with additional comments highlighted in italics.</p> <p>Road Access –</p> <ul style="list-style-type: none"> - The Committee referred to the proposed junction at Windermere Road and would require additional information and/or confirmation from Highways on the safety of the junction as planned – the current information is not clear. - Remedial work is required on part of the existing farm track which looks on the plan to be superfluous. - Plans required with regard to Emergency Vehicle Access. - What are the plans for visitor parking, as these spaces are required to be provided? - Confirmation required regarding sufficient turning heads for service vehicles. <p><i>Work has been undertaken to improve the junction however local residents concern on the safety of this junction require further</i></p>
----	-------------------------------	--	-----------------------------	----------	--

					<p><i>information from highways (Windermere road junction)</i></p> <p>Sewerage and Drainage –</p> <ul style="list-style-type: none">- Further information required on a flood emergency plan.- The Committee would expect additional sewerage capability to be developed within the Kendal boundary. <p><i>The committee questioned whether sufficient work had been done on sewerage and drainage issues.</i></p> <p>Scale and Dominance –</p> <ul style="list-style-type: none">- The Committee would require a good mixture of stone clad units throughout the estate and not simply “statement” properties at the entrance only. <p>Impact on the Character of the area</p> <ul style="list-style-type: none">- The Committee feels that the Biodiversity Net Gain plan is not sufficient to mitigate the impact of the development and that the mitigation must be local to the site or preferably on site to enable permission to be granted.- Should fences be erected between plots, hedgehog holes to be included. <p>Community and Impact on Other Services</p>
--	--	--	--	--	---

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
					<ul style="list-style-type: none"> - Where CIL contribution comes in, the Committee would like to see a contribution to St Thomas' School and require provision of a play park on the development site. No. App No./Type Address/Proposed Development Parish Ward Comments to W&F Observations/Recommendations - Confirmation required that the residents of Hallgarth will be protected from noise, dust, fumes, etc., throughout the construction phase. - The Committee would finally draw attention to the planning objections raised by Lane Foot Residents' Association. Should the development proceed, then these comments should be taken on board. <p><i>The committee required further information on direct access to Hallgarth (pedestrian and/or cycling).</i></p> <p><i>The committee also noted that despite the application being within Burneside Parish Council's footprint, significant service provision will be required from Kendal and therefore would be looking for suitable recompense from CIL monies.</i></p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
	2026/0607/HOU	<p>3 Sleddale Gardens, Castle Street, Kendal</p> <p>Repainting of exterior render in brilliant white to all elevations, replacement of existing timber double-glazed casement windows with slate-grey uPVC casement windows, and repainting of front door and external woodwork to match</p>	Mintsfeet	25 April	<p>No material objections in line with the conservation officer's report.</p>