

Kendal Town Council

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



15 April 2026

To Members of the Planning Committee

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

You are summoned to a meeting of Kendal Town Council Planning Committee on Monday **20 April 2026**, at **6.30pm** 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 12)**
To receive the minutes of the meeting held on 7 April 2026 and to authorise the Chair to sign them as true records.
- 5. Minute Action Sheet (pages 13 to 14)**
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 (page 15 to 17)**
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, 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	<p>Shieling, Parkside Road, Kendal</p> <p>Proposed single storey rear extension with enlarged first floor balcony above</p>	Castle	10 April	<p>No material objections, providing that the balcony is not overlooking and there is not an unacceptable loss of privacy.</p> <p>The committee would like BNG to mitigate the loss of the front lawn.</p>
9	2026/0500/HOU	<p>66 Bellingham Road, Kendal</p> <p>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</p>	Stonecross	12 April	<p>Material objection, due to the size and dominance of the development and overdevelopment within the existing plot.</p> <p>If the application is agreed, the committee would also:</p> <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	<p>83 Stricklandgate, Kendal</p> <p>Advertisement Consent for 1x internally illuminated fascia sign 1x internally illuminated projection sign and 2x illuminated poster frames</p>	Fell	18 April	<p>No material objections but would request that the projection sign is made less intrusive in terms of width protruding in to the Highstreet.</p> <p>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.</p>
11	2026/0539/FPA	<p>83 Stricklandgate, Kendal</p> <p>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</p>	Fell	25 April	See comments for application 10.
12	2026/0407/HOU	<p>76 Bellingham Road, Kendal</p> <p>Proposed single storey rear extension</p>	Stonecross	18 April	No material objections , but would look to adequate BNG regarding the loss of the front garden.
13	2026/0584/HOU	<p>27 Castle Street, Kendal</p> <p>Demolition of a single storey rear extension with proposed replacement single storey rear extension</p>	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.

<p>14</p>	<p>2025/0117/FPA</p>	<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>	<p>Strickland/ Burneside CP</p>	<p>10 April</p>	<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>
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					<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>
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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>

Item No.5

Planning Committee - Minute Action Sheet - as at 1 April 2026

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	20-Apr-26		Being collated. Will be reported in April 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. Subsequent conversation Mar 2026

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	27-Jan-26	National Highways are proposing a stakeholder group. This is currently being considered. Followed up for update 27 January 2026. A further action (16 Feb) was for the Chair to discuss the matter with Tim Farron MP and for the Clerk to raise the issue with the portfolio holder at W&FC.
61	02-Mar-26	P174/2025	Blind Beck	To see if the Blind Beck corridor can be added in the Call for Sites process.	CB	14-Mar-26	09-Mar-26	Question asked

Kendal Town Council
 Applications for Planning Committee: 20 April 2026
Appendix 1

Item No.9

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2026/0503/FPA	<p>6 Hawesmead Avenue</p> <p>Demolition of existing building and construction of a replacement dwelling with a detached garage.</p>	Stonecross	30 April 2026	
2	2026/0608/FPA	<p>GP Surgery, Health Centre, Gillinggate</p> <p>Installation of prescription dispenser and associated works</p>	Highgate	30 April 2026	
3	2026/0616/FPA	<p>Kendal Flood Risk Management Scheme Reach A, Gilthwaiterigg Lane, between Lakeland Distribution Centre and Dale Farm</p> <p>Amendments to Reach A of Kendal Flood Risk Management Scheme - Phase 1 (approved under reference SL/2018/0925).</p>	Mintsfeet	30 April 2026	

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
4	2026/0638/HOU	Kilnstones, Underbarrow Road Proposed two storey rear extension, single storey side extension to replace existing sun room and relocation of front door.	Fell	29 April 2026	
5	2026/0494/ADV	Lidl, Beezon Road Advertisement Consent for 1no. internally illuminated acrylic sign of dimensions 2100mm (H) x 2100mm (W), decorated with Lidl logo graphic and to be mounted on west (rear) elevation	Mintsfeet	8 May 2026	
6.	2026/0523/FPA	Castle Street Garage, Castle Street Proposed replacement roof covering to existing building	Mintsfeet	8 May 2026	
7	2026/0718/HOU	48 Greenside, Kendal Installation of external PVC cast iron effect soil and vent pipe (SVP) to replace use of existing rainwater pipe for foul drainage.	Fell	8 May 2026	

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
8	2026/0707/PACOU	<p>122A Highgate, Kendal</p> <p>Prior Notification under Schedule 2, Part 3, Class MA, for change of use of offices (Use Class E) to four dwellinghouses (Use Class C3).</p>	Highgate	1 May 2026	
9	2026/0677/ADV	<p>7 New Road, Kendal</p> <p>Advertisement Consent for 3 non-illuminated Fascia signs, 1 non-illuminated Totem sign.</p>	Fell	15 May 2026	
10	2026/0493/HOU	<p>11 Sunnyside, Kendal</p> <p>Insertion of one roof window to the front elevation and two roof windows to the rear to facilitate loft conversion</p>	Mintsfeet	15 May 2026	