

Kendal Town Council

Town Hall, Highgate, Kendal LA9 4DD
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Minutes of a meeting of the Planning Committee held on Monday, 20 April 2026, at 6.30pm, in the Lowther Room 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 A Finch	Present		
Cllr H Ladhams (Vice-Chair)	Present		

In attendance: Chris Bagshaw, Town Clerk

Public Participation

Mr William Woods drew the Committee's attention to a Planning Consent granted to Westmorland and Furness Council for replacement security shutters in the entrance hall of the Town Hall (2025/1288/LBC). Mr Woods reported that the Discharge of Conditions letter from the Planning Authority specified that the work be started within 4 months of the Notice of Discharge of Conditions. Having viewed the shutters in situ with a number of elected members prior to the meeting, he suggested that no work had been carried out, and that the application consent should therefore be considered to have lapsed.

The Chair thanked Mr Woods for his diligence and tenacity on this issue, and asked the Clerk to raise the issue with the Planning Authority as soon as possible.

P195/2025 Apologies

None were received.

P196/20025 Declarations of Interest

Cllr Rathbone drew the Committee's attention to his role as an observer on Brewery Arts board for Westmorland and Furness Council. The role did not conflict with his capacity to be impartial on item 9.8. Cllr Ladhams drew members' attention to her acquaintance with the applicant in item 9.10, through the Friends of Fletcher Park, but this did not extend to being any form of interest or conflict. Cllr Cornthwaite reminded members that the application from the Environment Agency had already been previewed by the Flood Relief Scheme Working Group, but no predetermination was made.

P197/2025 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

P198/2025 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes from the meeting held on 7 April 2026 and to authorise the Chair to sign them as a true record.

P199/2025 Minute Action Sheet

Following on from the notes from the previous meeting it was proposed to diarise an Out of Town food outlets policy (Ref no 22) and Planning Training for councillors (Ref no 53) forward an additional month (to May/June 2026).

Resolved: To diarise an additional month to the deadlines for Ref nos 22 and 53.

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

P200/2025 Planning Process and Issues

The Committee considered the points raised in Public Participation concerning the issue of the reception doors in the Town Hall, particularly whether it should be raised as an issue of Planning Enforcement.

Resolved: To draw the issue to the attention of the Planning Authority, expressing the Committee's disappointment that the satisfactory resolution of this retrospective application was still in doubt.

P201/2025 Kendal Town Council Flood Relief Scheme Working Group

The Chair of the Working Group reminded members that the next meeting of the working group would be Thursday 23 April 2026, 6:30pm at the Flood Hub, with a Teams link also available.

He reported that there had been several queries about how United Utilities fits in to flood and planning arrangements for the town, and suggested answers might be found if a site visit to the Kendal WWTW were arranged.

Resolved: The Clerk will contact United Utilities to explore possibilities for a site visit.

Resolved: To note the verbal update.

P202/2025 Kendal Town Council Local Plan Action Group

The Chair noted that now the evenings were lighter, the group should complete the second half of their townwide site visit, taking in the northern half of the town.

Resolved: That the Town Clerk organise the second leg (northern sites) of the Planning group's town site visit one light evening.

P203/2025 Planning Applications

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

The meeting closed at 7.25 pm.

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	<p>The Committee were concerned about the scale of the proposed development, noting that although it was only a marginally bigger footprint, it appeared more massive on the site. It was also disappointed that work appeared to have already started on the site prior to any Planning consent, and that more information was required about the mitigations being put in place to lessen the impact of the working on the nearby school, traffic and biodiversity. There was also concern about the lack of landscaping detail and other arboricultural measures. The Committee supported the proposals from Kendal Swifts that should planning consent be given, it should include as a condition that six Swift Bricks are incorporated into the eastern gable, but on the basis of their concerns about the scale and dominance of the development, felt that on balance they could only Recommend Refusal.</p> <p>Cllr Rathbone did not vote on this item</p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
2	2026/0608/FPA	GP Surgery, Health Centre, Gillinggate Installation of prescription dispenser and associated works	Highgate	30 April 2026	Subject to the satisfaction of the Conservation Officer that the proposals do not compromise the visual amenity of the Conservation Area – no material objections.
3	2026/0616/FPA	Kendal Flood Risk Management Scheme Reach A, Gilthwaiterigg Lane, between Lakeland Distribution Centre and Dale Farm Amendments to Reach A of Kendal Flood Risk Management Scheme - Phase 1 (approved under reference SL/2018/0925).	Mintsfeet	30 April 2026	The Committee expressed concerns about the extent of mitigations for the protection of the River Kent SSSI/SAC, and asked that the EA explain these further to the FRSWG. The Committee supported the comments of the Arboriculturist with regard to the protection of trees. Concern was also raised about the proximity to overhead powerlines in the context of a raised bank. No material objections.
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	It was suggested that such a big plot should be able to deliver some biodiversity net gain. No material objections.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
5	2026/0494/ADV	<p>Lidl, Beezon Road</p> <p>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</p>	Mintsfeet	8 May 2026	<p>The Committee considered the impact of the signage overall, and were particularly concerned about the cumulative impact of the proposal on the south west corner of the building. The signage is directly facing the River Kent SSSI/SAC, and although set back only by the width of a road, no mention is made in the application. At the very least this ought to include lighting impact considerations. For this and its cumulative impact:</p> <p>Recommend refusal</p> <p>Cllr Rathbone did not vote on this item.</p>
6.	2026/0523/FPA	<p>Castle Street Garage, Castle Street</p> <p>Proposed replacement roof covering to existing building</p>	Mintsfeet	8 May 2026	No material objections.
7	2026/0718/HOU	<p>48 Greenside, Kendal</p> <p>Installation of external PVC cast iron effect soil and vent pipe (SVP) to replace use of existing rainwater pipe for foul drainage.</p>	Fell	8 May 2026	<p>No material objections.</p> <p>Subject to the satisfaction of the Conservation Officer with the materials used and that it does not harm the visual amenity of the Conservation Area.</p>

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
8	2026/0707/PACOU	122A Highgate, Kendal Prior Notification under Schedule 2, Part 3, Class MA, for change of use of offices (Use Class E) to four dwellinghouses (Use Class C3).	Highgate	1 May 2026	No material objections. The Committee noted that any physical alterations to the building would require separate planning consent.
9	2026/0677/ADV	7 New Road, Kendal Advertisement Consent for 3 non-illuminated Fascia signs, 1 non-illuminated Totem sign.	Fell	15 May 2026	No material objections. Subject to the satisfaction of the Conservation Officer that it does not harm the visual amenity of the Conservation Area.
10	2026/0493/HOU	11 Sunnyside, Kendal Insertion of one roof window to the front elevation and two roof windows to the rear to facilitate loft conversion	Mintsfeet	15 May 2026	No material objections. Subject to the satisfaction of the Conservation Officer that it does not harm the visual amenity of the Conservation Area.