

Kendal Town Council

Town Hall, Highgate, Kendal LA9 4DD
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Minutes of a meeting of the Planning Committee held on Monday, 15 May 2026, at 6.30pm, in the Lowther Room at the Town Hall, Highgate, Kendal.

Cllr J Cornthwaite	Apologies	Cllr D Rathbone (Chair)	Apologies
Cllr L Edwards	Present	Cllr G Supka	Present
Cllr R Edwards	Present	Cllr K Teasdale	Present
Cllr H Ladhams	Apologies		
Cllr T Martland (Vice chair)	Present		

In attendance: Chris Bagshaw, Town Clerk

Public Participation

The Committee received a presentation from Lauren Alison, Head of Community Engagement from Genesis Homes. She explained that Genesis Homes had taken over the operations of Russel Armer, including the completion of the development at Nancy Meadows/Meadow Rigg in Kendal. She explained the company's approach to house building, with a focus on developing communities and connecting with the local population. This included work with local schools, volunteer programmes of community work and sponsorship and developing training programmes. The new estate had so far supported 569 jobs, 6 apprenticeships and an additional £330,000 pa in Council Tax.

Members welcomed the presentation and asked for further details on affordable homes and how the developer manages their side of the Planning process, so that it doesn't serve to obscure the potential dilution of Planning Conditions. Ms Alison promised to relay information back to members after the meeting. The chair thanked Ms Alison for her presentation and looked forward to receiving the further information in due course.

The Committee then heard a representation from Paula Davies from Kendal Swifts group . The group hoped that the application from LOU (Kendal) for a new convenience store at K-Village could prompt a review of their planning condition relating to the installation of swift bricks, which the group maintains was done incorrectly and ineffectually. Any new development on the site should have a condition related to the correct installation of swift bricks and a meaningful undertaking to maintain them.

The Chair thanked Ms Davies for her presentation and asked the Committee to consider the LOU(Kendal) application as the first item of business (the resolution from this item is reported on the Applications sheet).

P01/2026 Apologies

Apologies were received and accepted from Cllrs Cornthwaite, Ladhams and Rathbone.

P02/2026 Declarations of Interest

No further declarations were made.

P03/2026 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no excluded items on the agenda.

P04/2026 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes from the meeting held on 20 April 2026 and to authorise the Chair to sign them as a true record.

P05/2026 Minute Action Sheet

The Clerk reported that there had been little change to the items reported, because he had been absent for a few weeks, but he had managed to reiterate the issue of W&FC land held for Housing purposes not appearing in the Call for Sites process.

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

P06/2026 Planning Process and Issues

It was noted that further discussion was required relating to enforcement issues, and this should be revisited. No other current issues were considered.

P07/2026 Footpath Diversion

The Committee considered a footpath diversion under the Highways Act 1980, Section 119; Wildlife And Countryside Act 1981, Section 53a(2); Westmorland And Furness Council (Footpath 536013, Kendal Parish) Public Path Diversion And Definitive Map And Statement Modification Order.

Resolved: To make no comment on the proposed diversion.

P08/2026 Kendal Town Council Flood Relief Scheme Working Group

The Chair of the Working Group had submitted some written notes to be considered in his absence. There is a site visit planned for 20 May 2026. Leaving the EA office at 5.30pm. A future topic for discussion in the group will be the possibility of using EA money for Biodiversity Net Gain to help restore the riverbank area the council purchased in 2023. The provisional date for the next meeting of the Working Group is Wednesday 3 June 2026.

Resolved: To note the update.

P09/2026 Kendal Town Council Local Plan Action Group

No meeting to report. The Clerk would be arranging for a further site visit presently.

P10/2026 Planning Applications

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

The meeting closed at 7.35 pm.

Kendal Town Council
 Applications for Planning Committee: 18 May 2026
Appendix 1

Item No.9

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	026/0884/HOU	41 Hallgarth Circle Rear single storey extension, replacement front porch and insertion of first floor window to front elevation.	Strickland	28 May	No material objections. The Committee requested that some Biodiversity Net Gain should be applied as a condition, and were sceptical about the roof being flat, preferring a pitch, if possible.
2	2026/0821/HOU	20 Castle Circle Proposed single storey rear extension	Castle	28 May	No material objections.
3	2026/0783/HOU	2 Stonecross Green Single storey rear extension (revised scheme to that previously approved under SL/2021/1204)	Stonecross	28 May	No material objections.

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
4	2026/0882/HOU	2 Ivy Garth, Sedbergh Road Proposed single storey rear extension, outbuilding to side and internal alterations	Nether	5 June	No material objections. Subject to the satisfaction of the Conservation Officer that it does not compromise the visual amenity of the Conservation Area.
5	2026/0514/FPA	Pizzeria Italia 9 Allhallows Lane Variation of condition 1 (opening hours) attached to planning permission 2024/2442/FPA (Variation of condition 2 (opening hours) attached to planning permission SL/2008/0514 (Change of use from cafe/tea room to hot food takeaway (Class A5)))	Fell	5 June	No material objections. Subject to whatever conditions the licensing authority may feel are required.
6	2026/0917/HOU	7 Sedbergh Road Siting of garden studio structure in garden.	Nether	5 June	No material objections. The committee however noted the concerns of the Conservation Officer and requested that these be taken into account in any conditions.

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
7	2026/0761/FPA	7 New Road Replacement windows to the front and rear elevations	Fell	5 June	No material objections. The applicant was commended for their design and choice of materials.
8	2026/0589/FPA	Land Adjacent to Busher Walk Proposed car park on existing unkept grassland	Fell/ Strickland	30 May	The Committee was concerned on a number of levels – about the strategic use of land in such a sensitive site, about any loss of biodiversity and damage to existing mature trees, and about the impact on flooding. It requested that such issues be raised with the applicant, as Planning Conditions where possible as it otherwise had No material objections.
9	2026/0662/FPA	Unit 21 Castle Mills Business Park Aynam Road Change of use of warehouse (Use Class B2) indoor pickle ball facility and multi-purpose fitness studios, including Pilates and exercise space (Use Class Ed).	Mintsfeet	5 June	No material objections. The Committee requested that traffic and parking considerations be included in the final decision.

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
10	2026/0868/LBC	25 Stramongate Listed Building Consent for the refurbishment and change of use of upper floors to create self-contained flat (Resubmission of SL/2019/0078)	Fell	5 June	No material objections. Subject to the satisfaction of the Conservation Officer that it does not compromise the visual amenity of the Conservation Area.
11	2026/0867/FPA	25 Stramongate Refurbishment and change of use of upper floors to create self-contained flat (Resubmission of SL/2019/0077)	Fell	5 June	No material objections. Subject to the satisfaction of the Conservation Officer that it does not compromise the visual amenity of the Conservation Area.
12	2026/0928/HOU	122 Stainbank Road Single storey side and front porch extensions	Kirkland	4 June	No material objections.

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
13	2026/0712/FPA	<p>Land South of Sedbergh Road</p> <p>Demolition of existing outbuilding and the erection of 5no. dwellings, construction of new vehicular access from Sedbergh Road, construction of a proposed footpath link, landscaping and associated infrastructure works.</p>	Nether	4 June	<p>The Committee was concerned about the impact on drainage and highways, and also requested that some Biodiversity Net Gain be required. The development site would also benefit from an accessible pavement along Sedbergh Road, which should be included in the conditions. The Committee did not feel it was necessary to lose any mature trees, and that this should also be a condition. No material objections.</p>

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
14	2026/0811/FPA	<p>K Village Riverside Place Lound Road</p> <p>Change of use of existing storage area to convenience store (Use Class E(a)), including associated external alterations, customer parking, cycle parking, servicing, bin storage and new pedestrian access steps</p>	Kirkland	4 June	<p>The Committee was concerned that the applicant had not effectively complied with previous Planning Conditions relating to the installation of Swift bricks on the site. It endorsed the observations of the Kendal Swifts group, that the original Swift bricks condition should be re-stated, with a realistic system for prolonged maintenance. The Swift group noted that the installation of Swift bricks on the south face of a building was not optimal, especially if it meant they were in full sun. Nesting Swifts prefer shade. The Committee recommended that this be considered as a Planning Condition, and had No further material objections.</p>