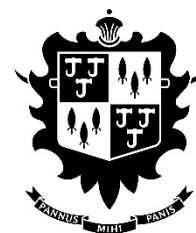


Kendal Town Council

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



26 May 2026

To Members of the Planning Committee

Cllr J Cornthwaite	Cllr D Rathbone (Chair)
Cllr L Edwards	Cllr G Supka
Cllr R Edwards	Cllr K Teasdale
Cllr T Martland (Vice Chair)	

You are summoned to a meeting of Kendal Town Council Planning Committee on Monday **1 June 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 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 11)

To receive the minutes of the meeting held on 18 May 2026 and to authorise the Chair to sign them as true records.

5. Minute Action Sheet (pages 12 to 13)

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 14 to 16)

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, 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	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.

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>

Item No.5

Planning Committee - Minute Action Sheet - as at 26 May 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. Suggest now June 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
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	KF have now commissioned updated toolkit on behalf of KTC and W&FC.(April 26)

Ref. No.	Meeting Date	Minute No.	Title	Action (Resolution)	Officer Responsible (CB unless stated)	Deadline, if any	Date Action Commenced	Comments
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. Subsequent discussion with NH required now that timetable for works has been amended (May 26).
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
62	18-May-26	P09/2026	Site visit	Clerk to arrange date for second half of Local Plan site visit in coming weeks.	CB	08-Jun-26		

Kendal Town Council
 Applications for Planning Committee: 1 June 2026
Appendix 1

Item No.9

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
1	2026/0920/FPA	9 Kirkland, Kendal Change of use from office (Use Class E(c)(ii)) to a single groundfloor apartment (Use Class C3)	Kirkland	13 June	
2	2026/0784/HOU	10 Kirkbie Green Single storey rear extension	Mintsfeet	18 June	
3	2026/0967/FPA	47-51 Highgate Proposed ATM, through glass installation to the left of the shopfront. ATM NCR 6626 fascia and illuminated fascia sign with blue lettering "ATM" out of white background. Non illuminated ATM top sign with white lettering "Free Cash Withdrawals" and Euronet logo out of background in blue and yellows	Highgate	18 June	

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
4	2026/0966/ADV	<p>47-51 Highgate</p> <p>Advertisement Consent for a proposed ATM, through glass installation to the left of the shopfront. ATM NCR 6626 fascia and illuminated fascia sign with blue lettering "ATM" out of white background. Non illuminated ATM top sign with white lettering "Free Cash Withdrawals" and Euronet logo out of background in blue and yellows</p>	Highgate	18 June	
5	2026/0866/LBC	<p>Kendal Library Stricklandgate</p> <p>Listed Building Consent for the installation of new window opening devices to all ground floor windows</p>	Fell	18 June	

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
6	2026/0804/HOU	<p>2 Hawesmead Cottages, Hawesmead Avenue</p> <p>Erection of a single storey building with a flat roof to provide office space and storage area</p>	Stonecross	13 June	