Kendal Town Council

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

12 October 2026

To Members of the Planning Committee

Version 2

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, 19 October 2026,** at the earlier-than-usual time of **6.00pm** 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/

Presentation

There will be a short presentation from Gleeson Homes about their planned housing development on the land off Burton Road, after which members may wish to ask questions.

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 4 to 7)

To receive the minutes of the meeting held on 5 October 2026 and to authorise the Chair to sign them as a true record.

5. Minute Action Sheet (pages 8 to 9)

To consider a report on actions taken by officers on resolutions or recommendations made at previous meetings.

6. Planning Process and Issues

a) To consider a Draft policy on Out-of-Town food outlets (see pages 10 to 11).

b) To consider verbal updates on any other planning process or related issues arising from the Council's interaction with the Planning Authorities, including information on how the Committee must interact with the Local Plan before and after 31 October 2026. 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 (see pages 12 to 13)

To review the timetable for the new Local Plan and the suggested action point deadlines.

9. Planning Applications (page 14 to 20)

a) To consider proposed street names for a development off Oak Lane (see page 13).

b) 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 5 October 2026, in the Council Chamber at the Town Hall, Highgate, Kendal, at 6.30pm.

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

In attendance: Ben Unsworth (Democratic Services Assistant), Chris Bagshaw (Town Clerk).

P84/2026 Apologies

No apologies were received.

P85/2026 Declarations of Interest

No declarations of pecuniary interest were made; however, all the Committee members declared an interest in application **2026/1224/FPA** as this is from Cllr Brook's daughter, but it was also that no Councillor was pre-determined in their decision.

P86/2026 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no confidential items included within the agenda.

P87/2026 Minutes from the Last Meeting

Resolved: To receive and accept the minutes of the previous meeting held on 21 September 2026 and to authorise the Chair to sign them as a true record.

P88/2026 Minute Action Sheet

Re. item 22, it was noted that the Town Clerk had circulated a drafted policy on Out-of-Town Food Outlets prior to the meeting, but that this would be discussed as an agenda item on October 19, along with a presentation by Gleeson Homes.

Resolved: To note this and further the relevant actions.

P89/2026 Planning Process and Issues

Firstly, Cllr Supka and the Town Clerk gave a brief verbal update of a meeting with Gleeson Homes which they both attended on Thursday 1 October; they thought the meeting positive and presented very well, with the organisation live to important issues

such as affordability and active travel. This is part of why they'll present at the next meeting.

Secondly, the Town Clerk then outlined for the Committee a very enlightening meeting he'd attended with the Friends of the Lake District and Kendal Futures on 30 September 2026. He reminded Councillors that he'd circulated the salient points by email last week. He then explained that officers are currently working to formalise how the Committee is required to interact with the Local Plan prior to the 31 October deadline (although it is believed that the majority of the work they have already done).

Resolved: To note this and further the relevant actions; to bring a full report to the next Planning Committee meeting.

P90/2026 Kendal Town Council Flood Relief Scheme Working Group

Cllr Cornthwaite gave a verbal report on the 29 September walkaround with the EA at Gooseholme. He reported on the pump station logistics in times of emergency, how generators work as backups, and how various projects by the EA are near to completion. Work has begun on Aynam Road, with a likely finish date of early 2028. He also explained that the EA are in a position to close the sealed gates of units in the event of flooding, which will be soon confirmed in writing also. Chris said he'd circulate his notes from the walkaround in order to guide fellow Councillors questions to Cllr Cornthwaite.

Resolved: To note the report and further the relevant actions.

P91/2026 Kendal Town Council Local Action Plan Group

The Committee quickly reviewed what information would be brought to the next meeting (as outlined in **P88/2026**). Secondly, the Chair and Town Clerk noted they would discuss the proposed Mintsfeet parkrun, along with planning applications and how to word planning application responses, before 19 October 2026.

Resolved: To note the report, further the relevant actions, and for the Town Clerk and Chair to meet prior to 19 October 2026.

P92/2026 Planning Applications

See Appendix 1.

The meeting closed at 7.22pm.

Kendal Town Council
5 October 2026
Applications for Planning Committee, Agenda Item 9
Appendix 1

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/ Recommendations	Status
1	2026/1598/FPA	**4 Beech Hill Terrace** Installation of black gloss metal railing to exterior steps.	Fell	13 October 2026	**No material objection.**	
2	2026/1823/HOU	**5 Bluebell Close** Erection of single storey rear extension to replace existing conservatory.	Heron Hill	13 October 2026	**No material objection**, assuming biodiversity net gain, as suitable, is made a condition.	
3	2026/1800/FPA	**37 Stricklandgate** Proposed new exterior door opening, to facilitate access to an enclosed external void.	Fell	22 October 2026	Provided the Conservation Officer is content, there's **no material objection.** The Committee asked also that any developmental measures don't compromise the visual integrity.	
4	2026/1224/FPA	**87 Hayclose Crescent** Retrospective change of use of residential dwelling (Use Class C3) to mixed use residential dwelling (Use Class C3) and childminding business (Use Class E)	Heron Hill	9 October 2026	The Committee debated this at length. They queried parking and discussed the anticipation of neighbour complaints given number of hours open and number of children on site in a residential area. Because there is no feasible traffic/parking plan, and because the house is semi-detached, the Committee deemed this to be over-development. Therefore, **in its current form, they recommended refusal** and would	

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/ Recommendations	Status
					want assurances that noise disruption would be reduced, and Committee worries solved, prior to them registering no material objection.	
5	2026/1697/FPA	**Unit 9 Blackhall Yard Stricklandgate** Change of use of cafe (Use Class Eb) to tattoo studio/parlour (Use Class Sui Generis)	Fell	22 October 2026	The Committee found **no material objection**; however, it was firmly asked that the disposal of sharps be far more frequent than 6-monthly.	

Item No.5

Planning Committee - Minute Action Sheet - as at 7 October 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-Mar-26		Circulated to members 28/09/2026. This will be discussed at the 19/10/2026 meeting.
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		Date agreed with Kendal Futures and FoLD for 30 September 2026; this was attended by the Town Clerk, who updated Cllrs at
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 initiallly 07 Aug 25	Brief discussion followed by request for further information. Subsequent conversation Mar 2026, also raised with new Chief Exec July 2026.

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. Town Clerk to follow up.

Kendal Town Council

Draft Statement: Out-of-Town Food and Drink Outlets
Town Council Planning Committee Position Statement

The Town Council recognises the important role that food and drink businesses play in supporting employment, consumer choice and economic growth. However, proposals for new food and drink outlets located outside established town and local centres require particularly careful consideration.

The Committee's starting point is that Kendal's town centre should remain the primary focus for retail, leisure, hospitality and food and drink uses. The vitality and viability of the town centre are essential to the economic, social and cultural wellbeing of the community. Restaurants, cafés, pubs, takeaways and similar uses contribute significantly to footfall, support neighbouring businesses and help maintain an active and attractive town centre throughout the day and evening.

When assessing proposals for out-of-town food and drink outlets, the Committee will therefore consider:

1. Impact on the Town Centre
    - Whether the proposal could divert trade, investment or customer activity away from the town centre.
    - Whether there is evidence of a need that cannot reasonably be met within existing town centre locations.
    - The cumulative impact of similar developments on the vitality and viability of the town centre.

2. Sustainable Transport
    - Whether the development is accessible by walking, cycling and public transport.
    - The extent to which the proposal would increase reliance on private car journeys.
    - The implications for traffic congestion, highway safety and carbon emissions.

3. Economic Benefits
    - The quality and number of jobs to be created.
    - Opportunities for local employment and training.
    - Whether economic benefits clearly outweigh any adverse impacts on existing town centre businesses.

4. Environmental Considerations
    - The effect on landscape character and the setting of the town.
    - Impacts arising from lighting, noise, odours, waste management and extended operating hours.

- The contribution of the proposal towards sustainability and climate objectives.

5. **Community Wellbeing**
    - Whether the proposal enhances local services and consumer choice.
    - The impact on nearby residential amenity.
    - Whether the development contributes positively to the overall pattern of growth and community cohesion.

The Town Council generally supports a **town-centre-first approach** to food and drink development. Out-of-town proposals should demonstrate clear justification, significant community benefit and no material harm to the vitality, viability and attractiveness of Kendal town centre. Where these tests are not met, the Committee is likely to object to such developments.

Recommended Conclusion
"The Town Council considers that food and drink uses are most appropriately located within established town centre and local centre locations where they support existing businesses, encourage sustainable travel and contribute to the vitality of the community. Proposals for standalone out-of-town food and drink outlets must demonstrate exceptional justification and clear public benefit before support can be considered."

Kendal Town Council
Interacting with the new Local Plan
DRAFT Working framework
12 October 2026

For the town council, the key points are the formal consultation stages where responses can be submitted on behalf of the council. Based on the published timetable for the Westmorland and Furness Local Plan (WAFLP), there are three main opportunities to influence the plan before it is submitted for examination. [westmorlan...ess.gov.uk], [westmorlan...ess.gov.uk]

Westmorland and Furness Local Plan Timeline

Date	Stage	Opportunity for Town Council Input
30 June 2026	Notice of Intention to Commence Plan Making	Formal start of the Local Plan process. [westmorlan...ess.gov.uk]
1 July to 11 August 2026	**Scoping Consultation**	✅ Town councils could comment on the scope of the plan, key issues, priorities and engagement methods. This consultation has now closed. [westmorlan...ess.gov.uk], [westmorlan...ess.gov.uk]
31 October 2026	Gateway 1 Self-Assessment Published	No consultation, but useful review point for councils. [westmorlan...ess.gov.uk]
1 September to 13 October 2027	**Consultation on Proposed Local Plan Content and Evidence**	✅ Major opportunity for town councils to comment on the emerging vision, objectives, growth strategy, evidence base and policy direction before a draft plan is prepared. [westmorlan...ess.gov.uk]
1 May 2028	Gateway 2	Planning Inspectorate review; no public consultation. [westmorlan...ess.gov.uk]
12 June to 7 August 2028	**Consultation on Proposed Local Plan**	✅ Most important consultation stage. Town councils can comment on draft policies, allocations, settlement strategy, housing sites, employment allocations and infrastructure proposals. [westmorlan...ess.gov.uk]
4 September 2028	Gateway 3	Final readiness assessment before submission. [westmorlan...ess.gov.uk]
9 October 2028	Submission for Examination	Local Plan submitted to the Secretary of State. [westmorlan...ess.gov.uk]

Date	Stage	Opportunity for Town Council Input
October 2028 to April 2029	Examination	Town councils may be invited to participate in hearing sessions on matters they have raised. [westmorlan...ess.gov.uk]
30 April 2029	Adoption of the Local Plan	Plan expected to be adopted by the council. [westmorlan...ess.gov.uk]

Recommended Engagement for the Town Council

To maximise influence, a town council should plan formal committee responses at:

1. **September-October 2027**: comment on the emerging strategy and supporting evidence.
2. **June-August 2028**: submit detailed representations on proposed site allocations and policies.
3. **Late 2028 / Early 2029**: prepare for Examination hearings if significant issues affecting the town remain unresolved.
4.

For councils in the former South Lakeland area, including places such as Kendal, Kirkby Lonsdale, Sedbergh and others outside the National Parks, the **2028 draft plan consultation** is likely to be the critical stage at which proposed housing and employment allocations become clear. [westmorlan...ess.gov.uk], [westmorlan...ess.gov.uk]

Key Dates to Put in the Town Council Calendar Now

- **1 September to 13 October 2027** – Emerging Plan Consultation.
- **12 June to 7 August 2028** – Draft Local Plan Consultation.
- **Autumn/Winter 2028 onward** – Potential Examination hearings.

These are the principal formal opportunities for the town council to shape the new Local Plan before adoption in April 2029. [westmorlan...ess.gov.uk]

Subject: Subject: New street name - Oak Lane, Kendal, LA9 7TB - planning ref SL/2018/0959, SNN ref 2026/SL/8019
Dear Mr Bagshaw,

Westmorland and Furness Council has asked us to consult Kendal Town Council on the name of a new street at our development off Oak Lane, Kendal (planning ref SL/2018/0959). The development of 30 dwellings is served by a spine road, which continues Oak Lane, and a fork to the east serving seven houses, for which the Council requires a new name.

Please find attached the Council's letter of 25 September 2026, its street naming guidance, the proposed numbering plan, and a sheet setting out our proposals with the reasons for each. In order of preference they are:

1. Kingfisher Rise - for Natland Beck and the River Kent beside the site, following the bird names already used on the estate (Swallow Close, Teal Beck, Heron Hill).
2. Fallow Rise - the site lies within the former medieval deer park of Kendal Castle, which held fallow deer.
3. Skylark Rise - a bird of the fell pasture around The Helm above the site.

All three have been checked by Westmorland and Furness Council's Street Naming and Numbering Officer and Gazetteer team and are acceptable under the Council's policy. Elderberry Rise, from the Council's own search, is available as a reserve.

We would be grateful if the Town Council could consider the proposals and let us have its decision in writing, which we will forward to Westmorland and Furness Council so that the Notice of Intent can be posted and addresses allocated. If it would help to know when the item might be taken, or if the Council has any questions, please let me know.

Kind regards,
Ian

Ian Johnstone BSc (Hons) MCIOB
Operations Director

STONESWOOD HOMES

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Kendal Town Council
19 October 2026
Applications for Planning Committee, Agenda Item 9
Appendix 1

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/ Recommendations	Status
1	2026/1858/HOU	**Skewbarrow Cottage High Tenterfell** Two single storey extensions and replacement windows	Fell	29 October 2026		
2	2026/1860/FPA	**First and Second Floors 35 Stricklandgate** Change of use of first and second floor offices (Use Class E(c)(ii)) to 4no apartments (Use Class C3)	Fell	29 October 2026		
3	2026/1872/ADV	**Pye Motors Mint Bridge Road** Advertisement Consent for one 4m externally illuminated totem	Mintsfeet	21 October 2026		
4	2025/2124/OPA	**Land North of Meadowbank Business Park Shap Road** Application for outline planning permission (with all matters reserved) for an employment	Mintsfeet	23 October 2026		

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/ Recommendations	Status
		development, comprising Storage & Distribution (Use Class B8) and Industrial (Use Classes B2 and E(g)(iii)) uses with supporting Food and Beverage (Use Class E(b)), and associated landscaping, highway works, cycleway and footpath linkages and other ancillary infrastructure. *This Committee's original comments can be found in Appendix 2.*				
5	2026/1877/HOU	**77 Lingmoor Rise** Remove existing porch and erection of a single storey front extension	Heron Hill	2 November 2026		
6	2026/1348/FPA	**136 Windermere Road** Change of use from agricultural land to domestic garden	Fell	2 November 2026		
7	2026/0640/FPA	**Blackhall Croft, Blackhall Road** Replace two timber framed front elevation doors with UPVC equivalent	Fell	5 November 2026		

Kendal Town Council
Applications for Planning Committee: 19 October 2026
Appendix 2

Item No.9

The Planning Committee's original comments about 2025/2124/OPA, made on 19 January 2026.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
4	**2025/2124/OPA**	**Land North of Meadowbank Business Park, Shap Road, Kendal** Application for outline planning permission (with all matters reserved) for an employment development, comprising Storage & Distribution (Use Class B8) and Industrial (Use Classes B2 and E(g)(iii)) uses with supporting Food and Beverage (Use Class E(b)), and associated landscaping, highway works, cycleway and footpath linkages and other ancillary infrastructure.	Mintsfeet	29 January 2026	It was noted that the detail of the application differed somewhat from the pre-app presentation by the developer. The Committee had concerns across a number of areas. The proposal was for a fairly dense development, with mixed, and not particularly cohesive design elements. It was felt that its impact on the landscape would not be compatible with that of a gateway site, both to the town travelling south, and to the countryside and National Park, travelling north. The impact of its scale and dominance in the context of the rural fringe would be very detrimental, and the additional areas of land take from the previous application represent a negative intrusion into the town's green hinterland, and the rurality that characterises the neighbouring parish. The loss of local lowland grazing land was also noted as a concern. The application talks of ease of access to J36 on the M6, yet this requires crossing Kendal's already severely challenged urban traffic circulatory system. The

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
					impact on existing Shap Road congestion would be very detrimental, and the application appeared to offer no form of mitigation for this. The Committee was unconvinced by the plans to manage surface water drainage and the impact of the new estate on surrounding drainage patterns. The Committee was not convinced that a proper sequential test for alternative sites had been carried out. It further noted that the current land allocation was believed to be for mixed-use, which might include housing, whereas the application appeared to be for light industrial and warehousing use. The impact of noise and light on the surrounding countryside was not properly accounted for, and would currently seem very intrusive. There would be a requirement for a comprehensive archaeological survey of the site. The Committee felt these factors were sufficiently weighty for them to **Recommend Refusal.**