Kendal Town Council

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

27 October 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, 2 November 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/

Presentation

There will be a brief presentation from the applicant of **2026/1593/FPA** – creation of a hardstanding area for temporary HGV parking to facilitate off-road waiting and manoeuvring of HGVs awaiting access to the adjacent service yard) – discussed on 7

September, to discuss this Committee's concerns with the proposal. *See Appendix 2 (page 15) for this Committee's original comments, as submitted.*

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 9)

To receive the minutes of the meeting held on 19 October 2026 and to authorise the Chair to sign them as a true record.

5. Minute Action Sheet (pages 10 to 11)

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 other 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 (see pages xx)

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

9. Planning Applications (page 12 to 14)

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

Kendal Town Council

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

Minutes of a meeting of the Planning Committee held on Monday 19 October 2026, in the Council Chamber at the Town Hall, Highgate, Kendal, at 6.00pm.

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)	Apologies		

In attendance: Ben Unsworth (Democratic Services Assistant), Judith Lomax (Development and Delivery Manager – Maternity Cover), and 3 presenters from Gleeson Homes.

Presentation:

The Committee heard a presentation from Gleeson Homes, as a follow-up to the 1 October meeting arranged by the Mayor (and attended, from this Committee, by the Town Clerk and Cllr Supka). They explained their proposal to build a 162-home development on the triangle of green fields between Westmorland General Hospital, Burton Road, and Oxenholme, accessible by Burton Road, with an eye to delivering them by late 2028. They proposed keeping at least 35% of the properties affordable, as well as pepper potting and tenure blind. It was also stated that family-oriented residences are a priority, with freeholds and Shared Ownership a possibility in some instances. They went on to highlight that the close proximity of sites like Westmorland General Hospital and the train station would make it a valuable location for infrastructure and would likely support up to 560 jobs. Additionally, they stated the project would be guided by council statutory processes; however, they didn't intend for there to be a devoted public consultation.

Councillors queried whether they were aware of the Storey Homes project being developed on the other side of the river; they confirmed they were and have incorporated a traffic assessment into their plan. There were questions over topography and viability; however, they assured the Committee that not only are they keen for a high biodiversity net gain, but that they're also attentive to matters of drainage, solar panels, Highways safety standards. Finally, when asked about the actual planning and construction, they assured the Committee that these would be monitored diligently.

P93/2026 Apologies

Apologies were received and accepted from Cllr Martland.

P94/2026 Declarations of Interest

No declarations of pecuniary interest were made.

P95/2026 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

There were no confidential items included within the agenda.

P96/2026 Minutes from the Last Meeting

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

P97/2026 Minute Action Sheet

Re. items 53, 59, and 61 were each discussed, however in the absence of the Town Clerk it was asked that he clarify item 61 in particular next time.

Resolved: To note this and further the relevant actions.

P98/2026 Planning Process and Issues

a) The Committee considered an Out-of-Town Food and Drink policy drafted by the Town Clerk. They thought it to be good as a statement of intent, yet they questioned whether the word was as strong as it could be, noting that any watering-down might mean people ignore it. They also asked that it be revised to include reference to schools and a guide to opening hours (with specific reference to late openings). The Democratic Services Assistant agreed to circulate via email the minutes of the original meeting where the policy was suggested.

b) The Committee considered a draft document on interacting with the new Local Plan drafted by the Town Clerk. It was requested for next meeting that it be revised to include clarity over the vital smaller stages between Gateway 1 and Consultation on Proposed Local Plan Content and Evidence, in order to prepare for the division of tasks, etc.

Resolved: To note this and further the relevant actions; for the Democratic Services Assistant to circulate the minutes of the Planning Committee minutes from 19 February 2024; for the Town Clerk to revise both drafts.

P99/2026 Kendal Town Council Flood Relief Scheme Working Group

Cllr Cornthwaite gave a brief verbal update to the Committee. It was noted there were no big updates though, nor any newly agreed meeting dates. Briefly discussed were wooden steps near the railway bridge, made by a resident and not formally put in place by the landowner, as their removal has caused some ire wrongly aimed at KTC.

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

P100/2026 Kendal Town Council Local Action Plan Group

Resolved: In the absence of the Town Clerk, to defer discussion of this until the

next meeting.

P101/2026 Planning Applications

a) The Committee decided on ‘Kingfisher Rise’ as the name for a new street name, ref. SL/2018/0959, SNN ref. 2026/SL/8019

b) See Appendix 1.

The meeting closed at 7.25pm.

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	**No material objection**, although the Committee would require confirmation that rooflights and solar panels are permitted developments as described.	
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	The size of the property and the principle of encouraging residential space near to the town centre were discussed. They raised questions over whether bin areas conformed to regulations. The Committee registered **no material objection** yet noted the smaller size (in spite of adhering to NDSS requirements) and noted that it would be commended if it served as a good entry level property.	
3	2026/1872/ADV	**Pye Motors Mint Bridge Road** Advertisement Consent for one 4m externally	Mintsfeet	21 October 2026	**No material objection**, yet it was stipulated that the signs be only illuminated during working hours and for one	

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/ Recommendations	Status
		illuminated totem			hour either side of that.	
4	2025/2124/OPA	**Land North of Meadowbank Business Park Shap Road** 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. *This Committee's original comments can be found in Appendix 2.*	Mintsfeet	23 October 2026	The Committee debated this at length, noting multiple other objections. They found the factors they'd previously been concerned about were still applicable and felt too much green fields land would be sacrificed (although, overcoming this latter problem wouldn't alleviate the Committee's concerns). They noted that the relief road had been turned down. Given the sufficient weight of these comments, and despite alterations to the application, they upheld their previous specific comments and decision on 19 January 2026 of **recommend refusal**. However, the Committee did recognise that the strategic issues raised on the neighbours' responses are not necessarily the responsibility of the developer.	

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/ Recommendations	Status
5	2026/1877/HOU	**77 Lingmoor Rise** Remove existing porch and erection of a single storey front extension	Heron Hill	2 November 2026	Presuming that biodiversity net gain is included as a condition given the loss of the front garden, **no material objection.**	
6	2026/1348/FPA	**136 Windermere Road** Change of use from agricultural land to domestic garden	Fell	2 November 2026	**No material objection.**	
7	2026/0640/FPA	**Blackhall Croft, Blackhall Road** Replace two timber framed front elevation doors with UPVC equivalent	Fell	5 November 2026	The replacement materials were noted. They registered **no material objection**, provided both that the Conservation Officer is in favour and that the colour is appropriate.	

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 is to be redrafted following 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 the 5 October 2026 meeting. Completed?
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).** Discussions between Chair of Planning and the Town Clerk to further this are ongoing.
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
2 November 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	2026/1676/PACOU	**Units 19a and 26a Westmorland Shopping Centre Stricklandgate** Prior approval for change of use from Commercial/ Business/Service (Use Class E) to State-Funded School (Use Class F1(a)) under Part 3 Class T	Fell	3 November 2026		
2	2026/1970/HOU	**37 Buttermere Drive** Retrospective erection of a 2m high timber panel fence	Heron Hill	3 November 2026		
3	2026/1871/FPA	**Websters Yard Highgate** Installation of sub-meter box	Highgate	6 November 2026		
4	2026/1980/FPA	**Willowfield Parkside Road** Variation of conditions 2 (approved plans), 3 (materials) and 4 (swift bricks) attached to planning permission 2024/2376/FPA (Alterations to existing dwelling including new first floor side extension to replace existing conservatory. Proposed front porch. Erection of steel framed car port.	Castle	6 November 2026		

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/ Recommendations	Status
		Change of roofing material. Change of cladding material to some of the external walls)				
5	2026/0494/ADV	**Lidl Beezon Road** Advertisement Consent for 1no. internally illuminated acrylic sign of dimensions 2100mm (H) x 2100mm (W), decorated with the Lidl logo graphic and to be mounted on the west (rear) elevation	Mintsfeet	30 October 2026		
6	2026/1933/FPA	**3, 5, 7 & 9 Gardiner Bank** Enlargement of existing roof lights	Strickland	10 November 2026		
7	2026/1840/FPA	**Kent House Mintsfeet Road** Extension of existing building to create 2no new loading bays with roller shutter doors	Mintsfeet	10 November 2026		
8	2026/1955/HOU	**27 Parr Street** Replacement ground floor bay and first floor windows with the double glazed sliding sash timber windows. Repair and replacement works to the non-original second floor dormer windows.	Castle	17 November 2026		
9	2026/1940/LBC	**64 Highgate** Replacement of existing platform lift with new lift	Highgate	11 November 2026		

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/ Recommendations	Status
		gear and cupboard formed around it. Regrading of paving area.				

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

The Planning Committee's original comments about **2026/1593/FPA**, made on 7 September 2026.

No	App No./Type	Address/Proposed Development	Parish Ward	Comments to W&F	Observations/Recommendations
7	2026/1593/FPA	**Land North of Beezon Road Opposite Thomas Hardy Kendal Ltd Beezon Road** Creation of a hardstanding area for temporary HGV parking to facilitate off-road waiting and manoeuvring of HGVs awaiting access to the adjacent service yard	Mintsfeet	18 September 2026	The Committee found the proposal confusing regarding the actual logistics, with concern over whether it was needed and whether the vehicle movement would become too excessive. It was suggested that better organisation of HGV deliveries would alleviate their problems as effectively. The Committee found **a material objection** since it was felt there was no sufficient argument for the need for the proposal and that detrimental aspects such as unmitigated safety considerations and biodiversity loss outweighed the benefits.