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.	