

Good morning,

To Westmorland and Furness Council Local Area Planning Committee.

Application SL/2022/0832 Lane House Business Park, Kendal Road, Kirkby Lonsdale

Representation from Kirkby Lonsdale Town Council to be considered by the Local Area Planning Committee (also copied to Ward Councillors Ian Mitchell and Hazel Hodgson)

This planning application is before the Local Area Planning Committee because the officers recommendation to refuse planning permission is contrary to the view of the local Council (ie the Kirkby Lonsdale Town Council). However, the Town Council's views are not outlined in the report and it is important that members understand why the Town Council consider it should be granted before coming to a decision.

Under normal circumstances a member of the Town Council would have a tried to attend the meeting and put forward the Council's views but due to holiday arrangements this is not possible. However, these comments have been agreed by the three Town Council members who deal with Planning applications, signed by the Chair and submitted via the Clerk to the Town Council.

This planning application was given very careful consideration when it was considered by the Town Council, particularly as it was considered after the Council gave a response to South Lakeland District Council (SLDC) on the Local Plan Review, Issues and Options Report. In considering the application the Town Council would ask that the following points be carefully considered.

1. In the current Local Plan it was recognised that Kirkby Lonsdale was deficient in space for local businesses to develop and a 1 hectare site was identified on Kendal Road at the entrance to the new residential development at Oakfield Park. That site was continually opposed by the Town Council and was seen as highly unattractive to potential business park developers. The site was recently released from this allocation and residential development approved.
2. There is now no additional space for new business development in or near to Kirkby Lonsdale and providing such space in Kendal or Carnforth would not meet local need, which the SLDC has previously said should be in or close to Kirkby Lonsdale. The development boundary of Kirkby Lonsdale is drawn very tightly and there is no opportunity for new business park development in the town itself.
3. One of the aims of WFC and the Town Council is to provide local employment opportunities and this is particularly the case where in Kirkby Lonsdale there is the QES Academy providing a large supply of well trained students looking for employment locally.
4. All major employment opportunities in the Town are now provided by the two business parks on the outskirts of the Town along the A65. The easiest of these estates to expand is the Lane House Business Park which has a good frontage to

the A65, has been built to modern standards and has an area at the rear (the land the subject of this application) which will have no material impact on views from the A65 or from open land to the rear.

5. The site was brought forward as part of the Local Plan Review process and the Town Council considered this and other sites at its meeting on 22 October, 2021. At that meeting the Council resolved that this site (2020-cos-46) should be supported as a site to be allocated for employment uses. Whilst there has not been any further consultation on the Local Plan since then, the Council would hope to see this site allocated in due course.

The Town Council fully supports this application as the only realistic way of providing further employment land in close proximity to the Town and would ask that planning permission be granted. If the Committee were still minded to refuse the application it is requested that a Committee site visit be carried out prior to making a decision.

Thank you for the opportunity for the Town Council to outline its views.

Mike Burchnall, Chair, Kirkby Lonsdale Town Council

Kevin M Price

Kevin M Price. Town Clerk.

cc Councillors Ian Mitchell and Hazel Hodgson  
Agent for the Application - Rural Futures