



WINDERMERE TOWN COUNCIL

Representing the interests of the communities of Windermere, Bowness and Troutbeck Bridge

Minutes of the Meeting of the Planning sub-committee 19th December 2018 at 7.00pm, The Council Chamber, Broad Street, Windermere

Minute No	
	Present: Cllrs Jenny Borer (in the chair), Sandra Lilley, Magda Khan, Adrian Legge & Alan Hands. Also: Mrs Julie Hartley, Town Clerk, Cllr John Saunders and 1 member of the public. The meeting opened at 7.00pm.
50.	Apologies and absence: NONE
51.	Minutes: The minutes of the meeting held on 21 st November 2018 were approved and signed.
52.	Declarations of Interest: NONE
53.	Requests for Dispensations: NONE
54.	Public & Town Councillor Input Cllr John Saunders spoke in his role as Chair of the Millerground Enhancement Group to provide further background to the planning application no 7/2018/5665. He gave a brief overview and talked through the design concept for the playground, including its relocation, chosen for accessibility. The playground is designed for children of all abilities and will be an exciting addition to the area. The equipment has been chosen by local children themselves. Councillors asked questions about adult play equipment (had to be taken out of the scheme for now due to expense) and timescales. Cllr Saunders estimated that the playground should be in place by June next year and the phase 2 of the project (taking the path to the beach) will take between 12 to 18 months. He also confirmed that the group had recently been awarded a lottery grant of £50k, taking the amount raised so far for the project close to £240k. John was thanked for his presentation and all agreed that this has been a very successful local volunteer project. Given that the member of the public was present to hear the recommendation on 7/2018/5741, it was agreed to take this first in the order of planning considerations.
55.	Member/Clerk Announcements: Cllr Jenny Borer, Chair of the sub-committee, updated members of a couple of previous planning applications and it was agreed that Alcohol licensing should be added to the next agenda. It was also agreed that a representative from South Lakes Housing should be invited to address the sub-committee on the Ghyll Close development.
56.	Planning Applications: The following recommendations were agreed: a)7/2018/5692: 15, Ghyll Road, Windermere: Single storey extensions at front of property (re-submission of 7/2018/5516). Deadline 13 th December. Recommend Improvement as this is an improvement to the existing property.

Signed as a true and accurate record:



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b)7/2018/5700: Burnside Hotel, Bowness: New staff car park and formalisation of access into car park. Deadline: 19th December.

The sub-committee noted the objection to this application raised by the County Council Highways team. Overall, there was support for the application but the sub-committee were sympathetic to the Highways recommendation of a re-design of the access to the main road.

c)7/2018/5717: 5 Rayrigg Rise, Windermere: Replacement of existing conservatory with new 2 storey extension and re-modelling of existing and garage roof. Deadline: 20th December.

Recommend approval. This was felt to be a sensitive and well thought through improvement to the property.

d)7/2018/5665: Millerground, Rayrigg Rd, Windermere: Re-location of children's play area. Deadline: 21st December.

The sub-committee are in full support of this application and welcome the development as a substantial addition to public facilities for children in the community. There was one question raised to the LDNPA on the diagram which shows the trees. Some are labelled QR and there is no key as to what this means. The Clerk was asked to request clarity on that point.

e)7/2018/5720: The Yews, Storrs Park, Bowness: Internal & External alterations. Deadline: 25 December.

Recommend approval. Sensitive and well-considered improvements.

f)7/2018/5725: 11-13 Main Road, Windermere: New sash windows on SE Elevation.

Deadline: 27 December.

The sash windows proposals are supported but there were no diagrams or descriptions of the awnings that are also proposed. As such, the sub-committee is not able to support that part of the proposal and makes no comment.

g)7/2018/5731: 32 Victoria Road North, Windermere: Single storey side utility room to replace existing lean-to. Deadline: 28 December.

Recommend approval. Good improvement.

h)7/2018/5719: Braithwaite Fold Caravan Park, Bowness: Extension of caravan park to provide additional 27 caravan pitches. Deadline: 1 January 2019.

In its current form, the sub-committee cannot support these proposals, as there are too many concerns/further questions, as follows:

The amount of trees that are to be felled and the potential loss of habitat that accompanies that (supportive of the comments of the Friends of the Lake District). In addition, there seems to be no planting of trees to screen the area from the busy road;

It is difficult to envisage the 27 pitches from the descriptions provided and come to a

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determination as to whether this constitutes over-development;
The sub-committee understands that plans are in progress to develop the car park area, which will be subject to further planning and it would be good to see the overall correlation to this application to evaluate the plans for the site as a whole;
There is no information as to where the current boat storage will be moved to.

i)7/2018/5734: Acme House, Main Road, Windermere: Installation and enclosure of extraction mechanical services: Deadline: 2 January 2019.

Recommend approval, on condition that the screening is louvred (as described in the original application) rather than perforated (option referred to in the application). The sub-committee recommends that further conditions are made to the screening, to deal with the continuing problem of waste and empty casks on the street from the business. The waste bins either need to be stored in the store provided (which is not the case most of the time) or further screening provided.

j)7/2018/5736: Stonecliffe, Lake Road, Windermere: Notification for prior approval for change of use from office to dwelling house. Deadline: 2 January.
No objections.

k)7/2018/5741: Little Owl Barn, Heaning Lanel, Windermere: Change of use and refurbishment of a very small, disused barn to a one bedroom dwelling: Deadline: 3 January.
Recommend approval. Support the scheme to bring this disused building back to life with sympathetic design and adequate parking and services.

l)7/2018/5751: The Yews, Storrs Park, Bowness: Removal of fireplace surround in library and installation of a Bossi fireplace surround: Deadline 9th January 2019.
No objections.

m)7/2018/5755: Roger Ground, Thornbarrow Road, Windermere: Single storey extensions and alterations and new double garage not in accordance with condition no. 2 previously attached to planning approval ref. 7/2017/5605 (amended design). Deadline 7 January 2019
No comments.

n)7/2018/5750: Talisker House, Brantfell Road, Bowness: Variation of condition 2 (plans) on planning applicaton 7/2016/5428 - Construction of new three bedroom dwelling in grounds of Talisker House in place of garage with dayroom over approved under ref. 7/2009/5745. (Resubmission of 7/2016/5166.). Deadline 7th January 2019
Support in principle, but the sub-committee wished to underline the need for the LDNPA to closely monitor the drainage work on this scheme as concerns have been raised locally about potential flooding. Also, the Local Occupancy clause should be enforced.

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57.	Tree Applications: The following tree works application was noted. a)T/2018/ 0166: 11, St Mary's Park, Windermere: Crown lift to 4 metres - 4 Holly, 1 Yew, 1 Ash, 2 Sycamore, 1 Goat Willow (group of trees): Remove 1 Sycamore in the centre of the group.
58.	Planning Decisions: The planning decisions of the Lake District National Park listed on the agenda were noted.
59.	Dates of Next Meetings: Wednesday 23 rd January 2019 at 7pm Wednesday 27 th Februar 2019 at 7pm
	The meeting closed at 8.35 pm.

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