



# WINDERMERE TOWN COUNCIL

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

## Minutes of the Meeting of the Planning sub-committee 27<sup>th</sup> February 2019 at 7.00pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p><b>Present:</b> Cllrs Jenny Borer (in the chair), Sandra Lilley, Magda Khan &amp; Adrian Legge. Also: Mrs Julie Hartley, Town Clerk and 2 members of the public. The meeting opened at 7.00pm.</p>
72.	<p><b>Apologies and absence:</b> Cllr Alan Hands.</p>
73.	<p><b>Minutes:</b> The minutes of the meeting held on 23<sup>rd</sup> January 2019 were approved and signed.</p>
74.	<p><b>Declarations of Interest:</b> Tree application no T/2019/0026 is from Windermere Town Council so no comment or discussion took place on this.</p>
75.	<p><b>Requests for Dispensations:</b> NONE</p>
76.	<p><b>Public &amp; Town Councillor Input</b> Mr Gary Jeffrey &amp; Mr Tony Hanley both spoke to object to planning application no 7/2018/5780, Brantholme, Victoria Road. They both live in the neighbourhood of this proposed development and the application process has taken over 2 years, with the latest application being approved by the LDNPA, after being recommended for rejection by the Town Council. They expressed regret and some disbelief at the approval of this application by the LDNPA and had attended the Development Control Committee to observe the process. It was a slim margin of approval of a building higher than any of the previous applications which had been refused. This application raises the height of the proposed dwelling by 1m (1.4m higher than a previous refused application). The reason is that the builders have hit a rock table and that the other option would be to excavate the rock at great expense. This is not a material planning consideration. The impact of raising the height of the building is to make it even more overbearing on neighbours, creating a further loss of amenity. It takes away privacy, with the ground floor windows being higher than the surrounding wall and it is even more dominant on the building line of the road. The 2 residents asked the Town Council to consider refusal of this application.</p>
77.	<p><b>Member/Clerk Announcements:</b> The Clerk had written to the LDNPA to bring to their attention and send photographs of the illuminated signage in Bowness that breaches planning regulations. The LDNPA have confirmed that they will investigate this. The Clerk had also written to the LDNPA with the list of questions that were raised by the Civic Society at the presentation at the January meeting. A written response has been received and circulated. Members agreed to bring forward discussion of application no (g) on the agenda (7/2019/5780) to enable the members of the public to get away.</p>

Signed as a true and accurate record:



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78.	<p><b>Planning Applications:</b> The following recommendations were agreed:</p> <p><b>a)7/2019/5025: Matson Ground House, Matson Ground, Windermere:</b> Amendment to previous approval 7/2018/5365 to incorporate a boot room entrance porch (25/2) RECOMMEND APPROVAL. THIS IS AN IMPROVEMENT.</p> <p><b>b)7/2019/5059: Sainsbury, Main Road, Windermere:</b> Installation of new ATM (28/2) NO OBJECTIONS</p> <p><b>c)7/2019/5060: Sainsbury, Windermere:</b> New ATM. Advertisement application (28/2) NO OBJECTIONS</p> <p><b>d)7/2019/5031: Cleeve Howe, Carriage Drive, Windermere:</b> Infill conservatory extension to rear to create entrance hall and circulation space. (27/2) RECOMMEND APPROVAL. THIS IS AN IMPROVEMENT.</p> <p><b>e) 7/2019/5033: Booths Supermarket, Windermere:</b> Install 4 rapid electric vehicle charging station in car park. Five existing parking spaces will become EV charging bays along with associated equipment. (27/2) NO OBJECTIONS</p> <p><b>f)7/2018/5758: The Heaning &amp; Stable Cottages, Heaning Lane, Windermere:</b> Additional works consisting of; installation of a new treatment plant following removal of the existing, extension of the driveway to create a turning area, provision of a new car parking area and pedestrian path, erection of new boundary fencing and pedestrian gates, existing car parking area to have new chippings finish and formation of a new calor gas storage area. (5/3) NO OBJECTIONS BUT THE TOWN COUNCIL NOTES THE CONCERNS OF THE ENVIRONMENTAL HEALTH DEPARTMENT ABOUT THE ARRANGEMENTS FOR SEWAGE DISPOSAL AND IT SHOULD BE A CONDITION OF APPROVAL THAT ENVIRONMENTAL HEALTH OFFICERS AGREE THE PROPOSALS.</p> <p><b>g)7/2018/5750: Brantholme, Victoria Road, Windermere:</b> Erection of detached dwellinghouse not in accordance with condition no. 2 previously attached to planning permission ref. 7/2017/5835 (to enable raising floor level) (4/3). RECOMMEND REFUSAL. THE INCREASE IN HEIGHT OF THE PROPOSED BUILDING (WHICH THE TOWN COUNCIL HAS CONSISTENTLY RECOMMENDED REFUSAL) RESULTS IN AN EVEN</p>
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MORE SUBSTANTIAL LOSS OF AMENITY TO NEIGHBOURS, WITH OVERLOOKING, LOSS OF PRIVACY AND DOMINANCE ON THE BUILDING LINE.

**h)7/2019/5009: Tholt-y-will, Winston Drive, Thornbarrow Rd, Windermere:**

Demolition of existing garage, erection of replacement garage and erection of two-storey, detached dwelling (6/3)

RECOMMEND REFUSAL. THE SUB-COMMITTEE REGARD THIS PROPOSAL AS OVER-DEVELOPMENT OF THE SITE AND CONSIDER THAT IT WILL SET A PRECEDENT IN AN AREA OF HOUSING WHICH HAS A HERITAGE OF OPEN SPACE BETWEEN THE HOUSES. REGARDLESS OF CURRENT OWNERSHIP AND PROPOSALS FOR OCCUPANCY, IT ALSO TAKES AMENITY VALUE AWAY FROM THE OWNERS OF THOLT-Y-WILL, DUE TO THE CLOSE PROXIMITY OF THE NEW DEVELOPMENT. THERE IS NO MENTION IN THE APPLICATION OF LOCAL OCCUPANCY.

**i)7/2019/5075: Holme Ground, Brantfell Rd, Bowness:** Decking and viewing area in garden (7/3)

THERE IS INSUFFICIENT INFORMATION WITH WHICH TO DETERMINE THE IMPACT OF THIS PROPOSAL ON THE NEIGHBOURHOOD AND THE DEGREE OF OVERLOOKING OF SURROUNDING PROPERTIES SO THE SUB-COMMITTEE HAS NO COMMENT.

**j)7/2019/5081: Land at Lickbarrow Road, Windermere:** One new 3 bed house with garage for local occupancy. (8/3)

NO OBJECTIONS.

**k)7/2019/5090: 10, Keldwyth Park, Troutbeck Bridge:** 1<sup>st</sup> Floor and rear extension. (13/3)

RECOMMEND APPROVAL. THIS IS AN IMPROVEMENT.

**l)7/2019/5098: Brunton, Storrs Park, Bowness:** Variation of conditions 2 (Plans), 5 (Northern elevation windows) & 6 (Windows & doors) on planning application

7/2017/5875. Two storey extension and alterations to dwelling. Demolition of existing garage and shed, erection of detached garage with accommodation over. (18/3)

THERE IS INSUFFICIENT INFORMATION IN THE APPLICATION TO DETERMINE WHETHER THESE CHANGES WILL RESULT IN OVERLOOKING SURROUNDING PROPERTIES SO NO COMMENT.

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**m)7/2019/5105: Tulip Tree Cottage, Spooner Vale, Windermere:** Demolition of porch & previous flat roofed extension, erection of single storey extensions, part removal of existing roof structure & erection of new roof structure including first floor accommodation. (19/3)

RECOMMEND APPROVAL. THIS IS AN IMPROVEMENT.

**n)7/2019/5094: Pine Ridge, Crook Road:** Change of use of two rooms in the lower ground floor of Pine Ridge to ancillary offices for Linthwaite House Hotel and temporary use of one room on the upper ground floor as ancillary offices.(19/3)  
NO OBJECTIONS BUT RECOMMEND THAT THE CONDITIONS REFERRED TO IN THE APPLICATION ARE ENFORCED - IE THE RESTRICTION OF THE EXTENT OF THIS USE, IN ORDER TO PROTECT NEIGHBOURS, RECOGNISING THAT THIS IS A RESIDENTIAL AREA. THE STORAGE AND DELIVERY FACILITIES SHOULD BE USED FOR PINE RIDGE ONLY NOT LINTHWAITE HOTEL. IN THE LIGHT OF CURRENT FUTURE PLANS FOR PINE RIDGE REFERRED TO IN THE APPLICATION, THIS CHANGE OF USE SHOULD ALSO BE TIME LIMITED.

**o)7/2019/5108: Shirley, Rose Cottage Lane, Windermere:** Replacement Dwelling. (20/3)

RECOMMEND APPROVAL. THIS IS AN IMPROVEMENT.

**p)7/2019/5112: Bellman Cottage, Storrs Park, Windermere:** Alterations to the interior walls of the house. Removal of a window on the south west elevation. Alterations to the south west ground floor to the rear of the house. Removal of chimney. (20/3)

NO OBJECTIONS.

**q)7/2019/5109: 44 Main Road, Windermere:** Provision of retractable awning to front of shop premises (21/3)

NO OBJECTIONS.

**r)7/2019/5113: 44 Main Rd, Windermere:** Retractable Awning with lettering. (20/3)

NO OBJECTIONS

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	<p>s)7/2019/5116: Brackenrigg Lodge, Windy Hall Road, Bowness: Erection of 5 x 3-bedroom, local occupancy houses. (20/3) RECOMMEND REFUSAL. THESE PROPOSALS REPRESENT A DENSE OVER-DEVELOPMENT OF THE SITE AVAILABLE AND RESULT IN A LANDSCAPE THAT IS NOT IN KEEPING WITH AN AREA THAT HAS A LOT OF RESIDENTIAL OPEN SPACE. THE SUB-COMMITTEE ALSO NOTES THE CONCERNS OF A LOCAL RESIDENT ABOUT THE WATER COURSE AND SEWAGE PROPOSALS AND THESE SHOULD BE LOOKED AT IN SOME DETAIL. WE ALSO NOTE THAT TREE REMOVAL HAS STARTED ON THE SITE, PRIOR TO ANY RESULT OF THE APPLICATION PROCESS AND RECOMMEND AN LDNPA SITE VISIT AS A MATTER OF PRIORITY TO APPRECIATE THE ISSUES WITH THESE PROPOSALS.</p>
79.	<p><b>Tree Applications:</b> The following tree works applications were noted. a)T/2019/008: The Firs, Kendal Road: Fell 2 conifer trees b)T/2019/007: St Mary's Park, Windermere: Fell 1 Sycamore. c)T/2019/013: Windermere Marina Village: Remove limb from tree 1441 d)T/2019/0023: Fallbarrow Park: Fell 1 Oak and two other trees. e)T/2019/0026: Birthwaite Gardens: Fell 1 Cherry Tree and replace</p>
80.	<p><b>Planning Decisions:</b> The planning decisions of the Lake District National Park listed on the agenda were noted. The following comments were made: The sub-committee regret the decision of the LDNPA to approve the applications (7/2018/5611 &amp; 5612) from Choices Leisure in Troutbeck Bridge, which the Town Council had recommended be rejected. The Chairman has spoken in detail to locals who raised numerous objections and it is true to say that there is a great degree of disappointment in the area. The sub-committee also regret the decision of the LDNPA to approve the application 7/2018/5624 (Blencathra), which they recommended be refused. They wish it to be noted that they still have significant worries about the scale of the development, road safety, rights of access and protection of trees in the area.</p>
81.	<p><b>Dates of Next Meetings:</b> Wednesday 27<sup>th</sup> March 2019 at 7pm Wednesday 17<sup>th</sup> April 2019 at 7pm</p>
	<p>The meeting closed at 8.45pm.</p>

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