



WINDERMERE & BOWNESS TOWN COUNCIL

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

Minutes of the Meeting of the Planning sub-committee held at Langstone House on 16th January 2024 at 7pm

Minute No	
131.	Participants: Cllr Christine Cook (chair), Jenny Borer, Adrian Legge & Sandra Lilley. Also, Sally Parkyn (clerk) Westmorland & Furness Councillor (W&FC) Cllr Steve Bavin and two members of the public.
132.	Apologies for Absence Accepted: Cllr Marina Davis (holiday)
133.	Declarations of Interest: NONE
134.	Requests for Dispensations: NONE
135.	Public & Town Councillor Input: The applicant for 7/2023/5764 attended to explain the changes made to the previous application at the suggestion of the Lake District National Park planners to make the design more in keeping with the landscape and vernacular architecture. The applicant noted that there had been no objections to the application and answered questions from the subcommittee members about the location of the solar panels.
136.	Planning Applications: <ul style="list-style-type: none">a) 7/2023/5711 The Windermere Centre, Oldfield Road, Windermere: Replacement of later addition windows. (5/1) (Period for public comment passed)b) 7/2023/5751 Coppice Guest House, Brook Road, Windermere: Amendment to condition 3 (occupancy) on planning permission 7/2014/5744 - Proposed change of use of the existing integral garage to owners bedroom. (10/1) <u>W&BTC No objection</u>c) 7/2023/5735 Jetty north of Storrs, A592, Windermere, Bowness-on-Windermere: Like for like replacement timber jetty (private use). (12/1) (Period for public comment passed)d) 7/2023/5729 Lane Head, Victoria Road, Windermere: Demolish existing dwelling & construct a new dormer bungalow dwelling as a replacement. (12/1) <u>W&BTC No objection</u> on grounds of design or density. The proposed replacement building, although higher than the existing house, is directly north of the neighbouring property and separated by some 18 metres.e) 7/2023/5738 Low House Business Centre, Cleabarrow, Windermere: Extension of parking area to provide additional parking, using adjacent field. (12/1) <u>W&BTC No objection</u>, provided that it is not intended to provide parking for large commercial vehicles, as the access road (C5757 Lickbarrow Road) is narrow, having a 6ft 6in width restriction.



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- f) 7/2023/5764 Latterheath Cottage, Longmire Road, Windermere: Demolition of single story dwelling and erection of new single and two story dwelling with associated external landscaping works. Creation of new access and track off highway. (16/1)
W&BTC Recommend approval as we are in agreement with the amendments to the previous design suggested by the Lake District National Park Authority Planners.
- g) 7/2023/5761 Oakdene, Beechwood Close, Bowness-on-Windermere: Proposed dormers windows to the rear of dwelling to replace roof light windows. (17/1)
W&BTC No objection
- h) 7/2023/5759 Oakdene, Beechwood Close, Bowness-on-Windermere: Construct a new garage with garden store beneath and form new entrance to property from Helm Road. (17/1)
W&BTC Recommend Refusal on the following material grounds:-
The position of the proposed two-storey garage, parking platform and garden store is such that they would have a significantly detrimental effect on the amenity of the immediately adjacent Helm Rigg apartments, reducing both their natural light and their privacy. The distance between the west elevation of the proposed structure and the existing apartments would be wholly inadequate and thus unneighbourly. The level of the roof of the proposed garage would be less than 200mm below the top of the adjacent apartments first-floor windows. The proximity of the garage to the apartments would result in an unacceptable density of buildings. It is noted that Helm Road is relatively narrow at this point and that a vehicle emerging from the proposed parking platform onto the road would be unable to see approaching traffic, there being no room for a visibility splay. It is noted that Oakdene currently has, within its curtilage on Beechwood Close, street-level parking for four medium-size cars or two longer vehicles.
- i) 7/2023/5760 Units 1 & 2, Longlands Road, Bowness: Installation of plant and equipment. (17/1)
Provided that Westmorland and Furness Council Environmental Health Officers have no reason to intervene and the report recommendations as commissioned are implemented in full, W&B Town Council has **No Objection**.
- j) 7/2023/5783 Land south of Spooner Vale, Windermere: Erection of dwelling. (17/1)
W&BTC No Objection, subject to an acceptable design provided that the issues raised about drainage, flooding and Tree Protection Orders are addressed and resolved.



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	<p>k) 7/2023/5779 The Bield, Cunsey, Ambleside: Demolition of the existing boathouse, construction of a replacement boathouse and jetty, localised dredging and associated site works. (17/1) W&BTC No Objection. This more modest third iteration is of a scale and design appropriate to its stated purpose.</p> <p>l) 7/2023/5782 The Willowsmere, Ambleside Road, Windermere: Change of use from guest house to two self-catering holiday let units or two permanent dwellings. (17/1) W&BTC No Objection. Change of use to residential accommodation, rather than holiday lets, would be welcomed.</p> <p>m) 7/2023/5732 Land at Millbeckstock, Bowness: Installation of package treatment plant to replace existing septic tank. (19/1) If it is not possible for the eight properties to be connected to the mains sewerage system then the Town Council would have No objections to the package treatment plant replacing the current septic tank system.</p>
137.	<p>Tree Applications:</p> <p>i. T/2023/0193 Brack House, Old Belfield, Bowness on Windermere: Lawson cypress (T20) - remove broken branches. (15/1) (Period for public comment passed)</p> <p>ii. T/2023/0189 3, Wynlass Park, Windermere: Reduce oak bough over parking area to first growing point and balance tree and crown clean. Reduce hawthorn tree between car park and main road by 1m balance crown TPO application (12/1) (Period for public comment passed)</p>
138.	<p>Date of Next Meeting: Wednesday 24th January 2024 at 7pm, Langstone House.</p> <p>The meeting was closed at 7:50pm</p>

Signed as a true and accurate record: