



# 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 22<sup>nd</sup> May 2024 at 7pm

| Minute No |  |
|-----------|--|
| 1.        | <b>Participants:</b><br>Cllr Christine Cook (chair), Jenny Borer, Marina Davis, & Sandra Lilley.<br>Also, Sally Parkyn (clerk)<br>Windermere & Bowness Town Councillors (W&BTC) Kay Kennedy Hardy & Peter Hamilton and two members of the public.  |
| 2.        | <b>Apologies for Absence Accepted:</b> Adrian Legge (holiday)  |
| 3.        | <b>Minutes:</b><br>It was resolved to approve the minutes of the meeting held on 24 <sup>th</sup> April 2024 for signature.  |
| 4.        | <b>Declarations of Interest:</b> NONE  |
| 5.        | <b>Requests for Dispensations:</b> NONE  |
| 6.        | <b>Public &amp; Town Councillor Input:</b><br><u>7/2024/5156 1 Oakland:</u> a neighbour spoke in objection to the application which was felt to be out of character with the existing building and unsuitable in a conservations area. There were concerns around the scale, design and materials as well as intrusion into a setting integral to the original design of the notable building. The request to transfer the local occupancy condition to the existing property and having the new build unfettered raised concerns as it was felt the existing property with a local occupancy condition would be unaffordable for local residents and thus not lead to an increase in available local housing stock.<br><br><u>7/2024/5203 Cockshott Wood:</u> a consultant spoke on behalf of the applicant explaining the aim of the designs. They aimed to keep the roofline low and reflect the neighbouring boatsheds. They were designed to be energy efficient and cope with their location in an area liable to flooding. He answered questions from Councillors giving more detail about the choice of materials and useage.<br><br><u>7/2024/5211 Old Midland Bank:</u> a resident spoke in objection to the application. He noted that the assertion that there were no residential properties near the site was incorrect and he and others lived nearby and accessed their property down the ginnel. Due to other staff accommodation in the area there had been problems previously with staff finishing work late at night and congregating outside behind the property causing issues with noise. He feared that this could be an issue in this situation due to a lack of indoor communal space and sound proofing. |
| 7.        | <b>Planning Applications:</b><br>a. <u>7/2024/5120 1, Wharncliffe, Lake Gardens, Windermere:</u> Erection of home office in residential garden. (23/5)<br><b><u>Recommend refusal:</u></b> On the grounds of scale, density and design. The scale of the planned building seems disproportionate to the existing property and the design, materials and appearance are not consistent with the character of the area.  |



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7/2024/5212 Spout Crag Boathouse, Storrs Park, Windermere: Use of boathouse as dwelling (27/5)

**No comment:** Refer to LDNPA for a decision but note that we are appalled that such a flagrant breach of planning consent can be made lawful simply through the passage of time.

- b. 7/2024/5211 Old Midland Bank, St Martins Square, Bowness on Windermere: Change of use of part of Guest House (C1) to Staff Accommodation. (27/5)  
**No objection in principal** to the use as staff accommodation. However, we have been asked to draw attention to item 5.7 of the Planning Statement that there are no private dwellings near the application site. A local resident, living nearby, disputes this and has concerns that a lack of communal indoor space may lead to staff finishing work and congregating outside late at night behind the property and causing a nuisance. The Town Council would be grateful if this concern could be addressed by design or management of the property.
- c. 7/2024/5196 Highfield, Windermere: Creation of internal track (part retrospective), installation of 2 no. package treatment plants and associated landscaping (27/5)  
**No Objection.** This seems a well thought out plan with no objection from Natural England and only 1 tree to be removed (Cat U). Package treatment plants are preferable to the existing septic tank.
- d. 7/2024/5156 1 Oakland, Carriage Drive, Windermere: Demolition of existing garage and lean-to. Erection of two storey detached dwelling & garages (27/5)  
Oakland was built in 1854 and subdivided into 6 dwellings in 1974. It is in the conservation area and a noted building of special character. The proposed development is of an extremely modern design with cedar/larch cladding and zinc standing roof seams and would be totally incongruous in the setting of Carriage Drive. In addition, the existing house and landscape were designed to be integral and to complement one another. The application would destroy the very essence of the original design intent of a property with gardens falling away to the south. There are also Highways issues of access and a local occupancy transfer.  
**Recommend refusal** to the erection of a two storey dwelling on 1) grounds of inappropriate design, appearance and materials of this extremely modern building 2) the effect on a building of special character in a conservation area by the siting of a dwelling within landscape that was originally designed to be integral to the Arts & Craft House and 3) Highway access and safety.
- e. 7/2024/5203 Cockshott Wood, Glebe Road, Bowness-on-Windermere: Demolition of existing dwelling and erection of replacement; erection of new bungalow with leisure facilities at basement level; change of use and extension to boat storage building to provide new dwelling and erection of boathouse with associated infrastructure and ancillary facilities (29/5)



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|    | <p><b><u>Recommend refusal</u></b> on grounds of design, appearance and materials; negative effect on a conservation area and incompatibility with LDNPA Policy 24 which requires that the scale, siting and design of a development enhances or maintains the character of the Lake and its lakeshore location. These plans are totally inappropriate for this site within a conservation area, do not reflect the local character or vernacular and would certainly not preserve or enhance the Lakeshore. The scale and siting of the buildings would overdevelop a tranquil site currently forming a bridge between the boat yards and the beloved natural landscape of Cockshott Point.</p> <p>f. 7/2024/5135 3 North Field, Newby Bridge, Ulverston: Extension and alterations to north elevation of existing dwelling and associated site works. (4/6)<br/><b><u>No objection</u></b> however, the Town Council is disappointed in the loss of a healthy tree.</p> <p>g. 7/2024/5247 The Heaning, Heaning Lane, Windermere: Replacement laundry building. (4/6)<br/><b><u>No objection</u></b></p> |
| 8. | <p><b>Tree Applications:</b></p> <p>i. T/2024/0073 8, Park Avenue, Windermere: T1- Conifer- Removal of branch to create suitable clearance from BT wires. T2- Conifer- Remove small multi stem Conifer. T3 - Conifer- Crown lift over outbuilding to create suitable clearance. (20/5)<br/><b><u>No objection</u></b></p> <p>ii. T/2024/0079 St Johns Garden, Windermere: Fell 5 ash trees (T6, T8, T9, T10 &amp; T12), 1 silver birch (T7). Remove dead limb from 1 oak (T11). Prune laurel shrubs/trees down to 1.5m (G1). (29/5)<br/><b><u>No objection</u></b></p> <p>iii. T/2024/0081 9, Priory Grange, Windermere: Fell 3 conifers. Reduce laurel hedge to 1.5m (30/5)<br/><b>Refer to LDNPA Officer in case of TPO.</b></p>  |
| 9. | <p><b>Non consultation notifications:</b></p> <ul style="list-style-type: none"><li>7/2024/5242 Grove Farm, Kendal Road, Bowness-on-Windermere: Creation of a bale pad for storage of bagged bales with existing access track surfaced in concrete.</li><li>7/2024/5250 Annex, Cleabarow Cottage, Windermere: C3 Dwellinghouse. CLEUD - Certificate of Lawfulness of Existing Use or Development.</li><li>7/2024/5240 Storrs Gate House, Longtail Hill, Bowness-On-Windermere: Application for Lawful Development Certificate (Proposed Use) for siting of caravan to provide additional holiday letting accommodation</li><li>7/2024/5199 Herons Croft, Storrs Park, Bowness on Windermere: Proposed Boathouse - variation of condition 2 (plans) of planning permission 7/2008/5336</li></ul>   |



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| 10. | <b>Enforcement notices:</b><br>E/2024/0045 14, Mountain Ash Court, Spooner Vale, Windermere. Breach of condition 2 of planning permission 7/2003/5288: The occupation of the apartments hereby permitted shall be limited to the following descriptions of persons: i) a person employed, about to be employed, or last employed in the locality; or ii) a person who has, for the period of 3 years immediately preceding his occupation, had his/her only or principal residence in the locality. Requirement: (1) Permanently cease to occupy the land otherwise than in accordance with condition 2. Period for compliance: Two months from 15.5.24.  |
| 11. | <b>Appeals:</b><br>E/2023/0113 Town and Country Planning (Enforcement) (Written representations procedure) (England) Regulations 2002 Enforcement notice appeal by: Mr Dean Wilson: 1, Priory Mews, Priory Grange, Windermere. Appeal against the enforcement notice to rectify the alleged breach of planning control relating to the material change of use of a dwellinghouse, falling in Use Class C3, to a use as short-term letting accommodation and associated operational development consisting of the erection of a roofed building, pergola and a fence. An Inspector appointed by the Secretary of State will now determine this appeal.   |
| 12. | <b>Appeal Decisions:</b><br>Appeal Ref: APP/Q9495/W/23/3332467 Application 7/2023/5257 Storrs Hall Hotel, Storrs Park, Windermere: Proposed erection of a new boat house with guest accommodation and associated external works. • Appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission. • The appeal is made by Mr Mark Hindle of Storrs Hall Ltd against the decision of Lake District National Park Authority. • Decision 1. The appeal is allowed and planning permission is granted for proposed erection of a new boat house with guest accommodation and associated external works at Storrs Hall Hotel, Storrs Park, Windermere, in accordance with the terms of the application, Ref 7/2023/5257, subject to the conditions in the attached schedule. |
| 13. | <b>Licensing Applications:</b> NONE   |
| 14. | <b>Follow Up List:</b> This was reviewed.   |
| 15. | <b>Cumulative Impact Assessment (CIA) &amp; Marshals request:</b><br>Chair Christine Cook reported on her radio interview by BBC Cumbria about the Street Support Officers (SSO) trial scheme.<br>Cllr Marina Davis reported back from her first meeting as Town Council representative at Bar Watch with a request for sharing of information regarding the incidents encountered by the SSOs.   |
| 16. | <b>Planning Decisions:</b> NOTED  |
| 17. | <b>Date of Next Meeting:</b> Wednesday 26 <sup>th</sup> June 2024 at 7pm, Langstone House.  |
|     | <b>The meeting was closed at 8:35pm</b>   |

Signed as a true and accurate record: