



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 23rd October 2024 at 7pm

Minute No	
89.	Participants: Cllr Christine Cook (chair), Jenny Borer, Marina Davis, & Adrian Legge, Kevin Heffernan. Also, Sally Parkyn (clerk) Windermere & Bowness Town Councillors (W&BTC) Jackie Cooper and one members of the public. Westmorland and Furness Cllr Steve Bavin
90.	Apologies for Absence Accepted: None
91.	Minutes: It was resolved to approve the minutes of the meeting held on 25 th September 2024 for signature.
92.	Declarations of Interest: None
93.	Requests for Dispensations: None
94.	Public & Town Councillor Input: A resident spoke in objection to the licensing application <u>PL3053 Mere Local Store, 30 Main Road, Windermere</u> The objections centered on both the public harm caused by a proliferation of licensed premises in the vicinity and on the public nuisance to residents caused by a late night alcohol sales venue operating in this location. The extremely long opening hours would cause disturbance from early morning to very late at night and the residents living in the adjacent properties would be adversely affected. The location next to a covered passageway into a courtyard where there are already issues with antisocial behaviour would be exacerbate the existing problems as late night or early morning drinkers are likely to congregate there.
95.	Planning Applications: <ol style="list-style-type: none">7/2024/5490 Primrose Mount, Longlands Road, Bowness-on-Windermere: The removal of the existing roof structure and formation of new roof with increased pitch with dormer windows Erection of a single storey extension to the side linking the current house to the detached garage Enlargement of external decking (21/10) No Objection - but the subcommittee note the requirement for Natural England Protected Species Mitigation License before work can commence.7/2024/5366 10, Langrigge Park, Bowness-On-Windermere: Proposed remodelling of existing dwelling house with entrance porch, side and rear extensions. (22/10) No Objection pending satisfactory resolution of the issue of adequate parking spaces. The Cumbria Development Design Guide suggests that a 4 bed dwelling requires 2 parking spaces. The plans provided appear to show parking for only one car.7/2024/5423 South Wood, Ambleside Road, Windermere: New build dwelling house. (22/10)



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 23rd October 2024 at 7pm

No objection to the building design subject to satisfactory resolution of the access issues highlighted by the highways department.

- d. 7/2024/5523 Plot 2, Lickbarrow Road, Windermere: Variation of condition 1 (plans) of planning permission 7/2023/5821 for minor design changes. (24/10)
Recommend refusal on the grounds of inappropriate design, scale and appearance as the enlarged balcony would be overly dominant.
- e. 7/2024/5506 21, Cross Street, Windermere: Front dormer window to terraced property. (25/10)
Recommend Approval. There are several precedents in Cross Street. The proposed design ensures that the dormer will be appropriately positioned and in scale with windows below.
- f. 7/2024/5552 Lakeside Hotel, Newby Bridge: Dredging of lake bed adjacent to 8 jetties used by the Lakeside Hotel to approx. 1m below summer lake levels. (6/12) *Delayed as further information required by LDNPA*
- g. 7/2024/5558 4, Elleray Bank, Carriage Drive, Windermere: Replacement PVCu windows and door to property. (6/11)
It is not clear from the application which side of the building the windows in question are on. We note that an application in 2017 was approved as it was on the North/North East side and out of public view. However, we have **No objection** to the replacement windows provided that the windows on the elevations which are in public view are of the same style as the existing windows and so in keeping with the age of this fine example of the local vernacular.
- h. 7/2024/5561 3, Elleray Bank, Carriage Drive, Windermere: Replacement PVCu windows to flat. (7/11)
It is not clear from the application which side of the building the windows in question are on. We note that an application in 2017 was approved as it was on the North/North East side and out of public view. However, we have **No objection** to the replacement windows provided that the windows on the elevations which are in public view are of the same style as the existing windows and so in keeping with the age of this fine example of the local vernacular.
- i. 7/2024/5555 The Laundrama, Rayrigg Road, Bowness-on-Windermere: Proposed ramp and handrails. (8/11)
Recommend Approval. The ramp will be a valuable addition to the building and will have minimal detrimental effect on its appearance.
- j. 7/2024/5562 Newlands, Queens Drive, Windermere: Proposed extension, addition of new porch, addition of two dormer windows and erection of double garage - variation of condition 8 (plans) of planning permission 7/2006/5560 to change internal layout and external materials. (8/11)



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 23rd October 2024 at 7pm

	<p><u>No Objection</u> subject to LDNPA endorsement of material choices.</p> <p>k. 7/2024/5543 Matson Ground Farm, Matson Ground, Windermere: Use of barn for boat storage and boat repair. (8/11) <u>No objection</u></p> <p>l. 7/2024/5511 32, Victoria Road North, Windermere: Erection of additional storey to existing ground floor extension. (11/11) <u>No objection.</u> However, we defer to the opinion of the planning officer, who might consider that the proposed extension would reduce the amount of light enjoyed by No 30. It is noted that the proposed extension would not have windows facing the neighbouring property.</p> <p>m. 7/2024/5554 15, Cross Street, Windermere: Demolition of utility building and removal of kitchen window. Erection of a single-storey rear extension. (11/11) <u>No objection.</u></p> <p>n. 7/2024/5579 8, Annisgarth Drive, Windermere: Single storey rear extension, garage conversion, new front steps with porch. (12/11) <u>No objection</u> to the design, this is a well-proportioned extension and will have no detrimental effect on neighbouring properties. However, white roughcast render as in the original property would be preferable to timber cladding boards. If the LDNPA is minded to approve the use of timber cladding darker shades would be more in keeping with the prevailing materials in the nearby properties. There are concerns about the red cedar cladding used in the property referenced as a comparator as it is not in keeping with the surrounding properties.</p> <p>o. 7/2024/5577 Tullabrig, Black Beck Wood, Windermere: Demolition of Existing and Construction of Replacement Dwelling. (13/11) <u>No objection</u> provided the protected species mitigation license required from Natural England before works begin is obtained and the suggestions/requirements for species preservation should be followed. The planning subcommittee notes with pleasure the clear and comprehensive arboricultural report with the summary of action at the beginning.</p> <p>p. 7/2024/5578 Coffee Bean Cafe, College Road, Windermere: Demolition of vacant, single storey building adjacent to W.McClure Ltd operational yard area. (14/11) <u>No objection</u></p>
96.	<p>Tree Applications:</p> <p>l. T/2024/0153 11, College Road, Windermere: Removal of 1 x conifer tree. (21/10) <i>Extension not granted. Delegated response: W&BTC <u>No objection.</u></i></p>



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 23rd October 2024 at 7pm

	<p>II. T/2024/0164 11, Park Road, Windermere: Copper Beech (T1) - crown raise the canopy to 7 metres above road surface level. This would require the removal of some branches at 120mm in diameter or less. To reduce the remaining lateral growth by 2.5 metres (29/10) <u>No objection</u></p> <p>III. T/2024/0165 Burnside Park Owners Club, Kendal Road, Bowness-on-Windermere: T1 Tulip tree - 3 metre crown reduction all round. T2 Fern leaved beech - crown reduce by 3 metres all round. T3 Lime - to pollard down to half its current height. (29/10) <u>No objection</u></p> <p>IV. T/2024/010 Lindeth Howe Hotel, Lindeth Drive, Bowness-on-Windermere: T1 & T2 - Cyprus Trees - 2 x large Cyprus trees dropping limbs over car park and substation. Significant storm damage has been removed from these trees following storms. Request for felling of both trees due to their condition. T3 - Holly Tree - This tree is suppressed by large conifer, and is leaning into the building. Request to fell and remove this tree. T4 - Red Oak - reduction by 30% and crown raise T5 - Spruce - Storm damage limbs hanging, but still attached, in tree. Removal of storm damage limbs and major deadwood required. T6 & T7 - Larch trees - broken limbs in trees still attached, require removal and major deadwood. T8 & T9 - Beech Trees - Root plate has moved at base of these trees and are both leaning into other trees. Request to fell both. T10 - Ash Tree - Root plate has moved and tree is leaning into others - request to fell. T11 - Larch Tree - Tree has decay at the base, root plate has moved and tree is leaning towards the road and car park. - Request to Fell. (29/10) <u>Refer to tree officer</u></p> <p>V. T/2024/0169 Alexandra Court, Ellerthwaite Road, Windermere: Carry out all tree work as specified in the attached tree condition survey. (5/11) <u>No objection</u> the subcommittee appreciated the comprehensive assessment.</p>
97.	<p>Non consultation notifications:</p> <ul style="list-style-type: none">• 7/2024/5515 Field Head Boathouse, Old Hall Road, Troutbeck Bridge: The continued use of Field Head Boathouse, Old Hall Road, Windermere including as holiday accommodation• T/2024/0160 Rear of 7 Hodge Howe Cottage, Ambleside Road, Windermere: Fell 1 x ash tree - 5 day notice• 7/2024/5522 Lynwood Guest House, Broad Street, Windermere: Change of use of guesthouse into residential dwellinghouse• 7/2024/5440 Denecrest Guest House, 13, Woodland Road, Windermere: Flexible use of property as guest house, holiday let and permanent dwelling



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 23rd October 2024 at 7pm

98.	<p>Licensing Applications: PL3053 Mere Local Store, 30 Main Road, Windermere</p> <ul style="list-style-type: none">• The council objects to this application on the grounds of potential public nuisance arising from the extremely long opening hours that are requested. The shop is situated amongst many surrounding residential properties including a flat directly above.• The shop is also located near a covered passage into a rear courtyard where the residents already suffer the effects of antisocial behaviour caused by late night revellers such as public urination, noise, bottles and broken glass which is very likely to be made worse by this. This would be contrary to the licensing objective for preventing crime and disorder.• There is no other shop in Windermere selling alcohol this late. Although Sainsbury's licence is until midnight they close at 11pm. They are also set further away from residential properties. The only shop in the area which does sell alcohol that late is the Spar in Bowness which is far from any residences and in a much larger separate site. Bandito Burritos which is next door is only licenced until 9pm on Friday and Saturday evenings. The recent licence granted to Heathwaite Post Office in Windermere which is also a convenience store and in a residential area is only licenced until 9pm.• If the licensing authority are minded to grant this application we would strongly request that the opening hours be restricted to 11pm at the latest and ideally earlier.
99.	<p>Follow Up List:</p> <ul style="list-style-type: none">• The Councillors noted with thanks the comprehensive updates and information about the process provided by the LDNPA officers for Trees and Enforcement.• Brown Sugar was agreed to be archived now the screens are in place.• Concerns were raised about the cladding at 7 Annisgath Avenue and the clerk has been asked to write to LDNPA to ask whether it is lawful.
100.	<p>Cumulative Impact Assessment (CIA) & Marshals request: As resolved at the previous Full Council meeting, the clerk was authorised to write to Westmorland and Furness Licensing Department forthwith to formally request that the previous request for a Cumulative Impact Assessment for Bowness be taken forward.</p> <p>It was decided that waiting further for incident data from Bar Watch was not necessary as W&FC licensing officers are authorised to examine those incident logs so could get the data if they needed to compare.</p>
101.	<p>Planning Decisions: NOTED</p>
102.	<p>Date of Next Meeting: Wednesday 27th November 2024 at 7pm, Langstone House.</p>
103.	<p>The meeting was closed at 8:23pm</p>

Signed as a true and accurate record: