



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 24th April 2024 at 7pm

Minute No	
187.	Participants: Cllr Christine Cook (chair), Jenny Borer, Marina Davis, Adrian Legge & Sandra Lilley. Also, Sally Parkyn (clerk) Westmorland & Furness (W&FC) Cllr Steve Bavin, Windermere & Bowness Town Councillor (W&BTC) Kay Kennedy-Hardy and two members of the public.
188.	Apologies for Absence Accepted: NONE
189.	Minutes: It was resolved to approve the minutes of the meeting held on 27 th March 2024 for signature.
190.	Declarations of Interest: NONE
191.	Requests for Dispensations: NONE
192.	Public & Town Councillor Input: <u>Planning Application 7/2024/5169 Latterheath Cottage:</u> The applicant spoke in support of the planning application explaining the new smaller building plan. This was due to rethinking the design and to reduce building costs. Respecting the location and energy efficiency were still key elements of the plan. Questions from Councillors regarding drainage and the contemporary features in the design were answered. <u>7/2021/5279 White Lodge Hotel:</u> Cllr Kennedy-Hardy asked if the use of temporary metal sheet roofing was acceptable. The Chair explained that the final roofing material was set in the planning application but a temporary material used during the building phase was not bound by those conditions.
193.	Planning Applications: a. 7/2024/5052 7/2024/5145 La Sagesse, Queens Drive, Windermere: Use of existing ancillary accommodation as ancillary accommodation and holiday let. (22/4) <u>Recommend refusal for use as holiday let.</u> The planning consent granted on 25 November 2021 stated “The accommodation hereby permitted shall only be used as ancillary accommodation to the main dwellinghouse of La Sagesse. A separate dwelling or holiday let is not permitted and would require planning permission.” In fact, the accommodation has been used as holiday accommodation and is widely advertised as such. As this property was a new build use as a holiday let is contrary to the LDNPA’s policy. b. 7/2024/5129 Belvedere, Cornbirthwaite Road, Windermere: Demolition of existing car port, and erection of garage (23/4) <u>No objection</u>



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- c. 7/2024/5116 Raeswyke, Longlands Road, Windermere: Extension of small rear porch to link to existing garage, below an existing balcony. (23/4)
No objection
- d. 7/2024/5127 Booths Supermarkets, The Old Station, Victoria Street, Windermere: Proposal for the installation of twelve rapid electric vehicle charging stations and ancillary equipment within the car park of Booths, Windermere. The equivalent space of fourteen existing parking spaces will become twelve EV charging bays. An additional five, non-EV parking bays will also be installed. This planning application will overwrite the previous, ref 7/2019/5033 due to a change in design and location within the car park. (23/4)
No objection however, In view of the possibility of a vehicular access being created linking this car park with Station Yard as part of the Windermere Gateway project and the technical difficulty involved in subsequent moving of the charging points, the Town Council suggests that consideration should be given to installing the EV charging points in a single line bordering the south-west extremity of the car park, rather than in the proposed two separated blocks. This would also assist in preserving the access to the disabled parking bays.
- e. 7/2024/5151 Apartment 8, The Royal, Church Street, Bowness-on-Windermere: Replace existing Juliette balcony with new balcony. (23/5)
Recommend refusal. The Town Council have concerns that the installation of a large balcony on the quiet residential side of the building may cause issues of noise and overlooking for other residences and set a precedent. However, if the LDNPA planners are minded to approve the application the new balcony should be no wider than the current Juliette balcony.
- f. 7/2024/5155 Ellerwood, Storrs Park, Bowness-on-Windermere: Demolition of part of existing dwelling house, proposed one and two storey extensions with attached double garage, proposed detached single storey summer house, proposed detached single storey garden store, and alterations to entrance drive with external landscaping works following withdrawal of 7/2023/5697 (24/4)
No objection, provided that the proposed out-buildings are not used as ancillary accommodation. However, Town Council would prefer the use of stone facing or coloured render on the walls rather than the incongruous use of burnt larch or copper cladding.



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- g. 7/2024/5160 Location: 28, Park Avenue, Windermere: Single storey extension to the side and the rear of the property. (30/4)
Recommend refusal. The proposed extension would have a severely detrimental effect on the amenity of the adjoining property, No. 26 Park Avenue, as it would place their rear room at the end of a narrow (3 metre) passageway, thereby restricting the light to that room. Furthermore, it would render part of the rear recreational space into shadow. The proposed extension would contravene the 45 degree rule. This would be unneighborly and overbearing.
- h. 7/2024/5180 The Bield, Cunsey, Ambleside: Demolition of the existing boathouse, construction of a replacement boathouse and jetty, localised dredging and associated site works. (6/5)
No objection. The scale and design of this revised proposed development are now acceptable.
- i. 7/2024/5182 Hartmere Howe (formerly Wendover), Windy Hall Road, Windermere: Dwellinghouse - Variation of condition 1 (plans) of planning permission 7/2023/5649 (variation of permission 7/2023/5205) to amend the design of the house. (6/5)
No objection however, Town Council note that the building already appears to have been built to the design of this application not the one currently approved.
- j. 7/2024/5191 Land adjacent to no 8 Bellmans Landing, Storrs Park, Bowness on Windermere: New timber jetty to replace an old jetty which has collapsed. (13/5)
No objection
- k. 7/2024/5169 Latterheath Cottage, Longmire Road, Windermere: Demolition of single storey dwelling and erection of new single and two storey dwelling with associated external landscaping works. Creation of new access and track off highway. (13/5)
Recommend approval this is the fourth and most attractive iteration to date.
- l. 7/2024/5204 Hedgerows, Victoria Road, Windermere: Single storey extension. Proposed summerhouse & associated landscaping. (17/5)
No objection



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	<p>m. 7/2024/5205 Plot Nos 2-8 Bellman Landing, Storrs Park, Windermere: Erection of 6no. replacement 2-storey boathouses, replacement jetties and associated engineering works to create enlarged parking area (17/5) No objection however, as mentioned in section 4.1.12 of the Planning Heritage Design and Access Statement and CMS document, Town Council would like to see conditions ensuring that there will be no overnight accommodation on site and that the properties cannot be offered as holiday lets.</p> <p>Furthermore, if this application is approved then a condition stipulating Black-out blinds, Bat boxes and new Swallow nest cups, as described in the bat survey, should be included. Additionally, if active nests are found (March-September) building must be delayed till after that period. Proof that these conditions have been met should be ensured. The Town Council is sorry to note the plan intends to fell a healthy ash tree.</p>
194.	Tree Applications: NONE
195.	Non consultation notifications: <ul style="list-style-type: none">7/2024/5163 Orrest Head Farm, Kendal Road, Windermere: Demolition of modern concrete barn.
196.	Enforcement notices: E/20240003 Land at Pearsall Building, The Ferry landing, Far Sawrey: Without planning permission, operational development consisting of engineering or other operations to change the ground levels and form hard surfaces, including excavations, tipping of materials and importing of materials.
197.	Appeals: The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 as amended Reference: 7/2022/5549 Appeal by: Mr & Mrs Cook Site: Old Fallbarrow, Fallbarrow Road, Bowness-On-Windermere: The applicant has lodged an appeal to the Secretary of State against LDNPA refusal of planning permission for Construction of boathouse and associated works.
198.	Appeal Decisions: NONE
199.	Licensing Applications: NONE Planning subcommittee thanked Cllr Legge for attending the meeting of the W&FC Licensing Subcommittee on 22.4.24 to speak on behalf of the Town Council on the application by Lago for a full amendment of their Premises Licence which was subsequently refused.
200.	Follow Up List This was reviewed and one item was archived.
201.	Cumulative Impact Assessment (CIA) & Marshals request: Clerk updated subcommittee on the meeting scheduled for Friday 26.4.24 between the key stakeholders. It was felt that a key outcome of the project would be the gathering of data from the Marshalls. Clerk asked to write to Sean Hall checking if



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	there is a preferred format to ensure that the information will be useable for the evaluation of the CIA request.
202.	Planning Decisions: NOTED
203.	Date of Next Meeting: Wednesday 22 nd May 2024 at 7pm, Langstone House.
	The meeting was closed at 08.36pm

Signed as a true and accurate record: