



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 July 2024 at 7pm

Minute No	
34.	Participants: Cllr Christine Cook (chair), Jenny Borer, Marina Davis, & Adrian Legge, Sandra Lilley. Also, Sally Parkyn (clerk) Windermere & Bowness Town Councillors (W&BTC) Kay Kennedy Hardy and Caroline Kearney and no members of the public. W&BTCLR Steve Bavin
35.	Apologies for Absence Accepted: None
36.	Minutes: It was resolved to approve the minutes of the meeting held on 26 th June 2024 for signature.
37.	Declarations of Interest: NONE
38.	Requests for Dispensations: NONE
39.	Public & Town Councillor Input: Cllr Lilley noted her intention to step down from the Planning Subcommittee once a replacement could be found due to lack of time to spend on the applications caused by her other commitments. Chair Christine Cook thanked her on behalf of the whole subcommittee for her excellent service and being a valuable colleague.
40.	Planning Applications: <ul style="list-style-type: none">a) 7/2024/5335 The Dairy, Bellman Ground- extensions and minor alteration. WITHDRAWNb) 7/2024/5341 Latterheath Cottage-variation of condition 2 (plans) of planning permission 7/2024/5169 for alterations to include home office/study and some adjustments to window openings. Recommend Approval. The amended design improves the aesthetics of the fenestrationc) 7/2024/5340 9 Beechwood Close-Refurbishment of the existing dwelling, with alterations to the external fenestration, cladding materials and balcony. Recommend Approval A thoughtful and attractive proposed refurbishment with no detrimental effect on neighbouring properties.d) 7/2024/5353 Highfield, Windermere-Replacement of existing timber jetty in the same location with a wider jetty. No Objectione) 7/2024/5309 White Gates, Middle Entrance Drive, Bowness-Demolish existing house and garage and replace with new dwelling. Recommend Refusal on grounds of scale - the resulting buildings would occupy considerably more area and would be 1.2 metres higher than the existing buildings, and on grounds of design - the design of the existing buildings is of the local



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vernacular, whereas the proposed design has few discernable local features. Although the residences are separated by a private driveway Neighbours have raised concerns about a reduction in the level of **privacy** as a result of the re-orientation of the proposed building.

There are also **biodiversity** concerns - a Bat roost has been identified in the house and official report says a licence is required to destroy the roost and compensation required in the form of new Bat boxes or crevices in the new building. If the planners are minded to approve the application the subcommittee would like to draw their attention to the need for suitable conditions to address these concerns.

- f) 7/2024/ 5282 The Village Inn, Lake Road, Bowness-Proposed internal and external alterations to the existing premises.
Recommend Refusal on grounds of **design and density**. The design of the proposed wrought iron and glass addition to the north elevation is incongruous and out of keeping with the style of the existing building. The timber bar, posts, arbor and lighting are a large overdevelopment in the heart of the conservation area and unsympathetic to the vernacular. There are also **biodiversity** concerns about the loss of a perfectly healthy tree.
There are no objections to the bin storage area to the rear. While there are no material objections to the internal alterations the subcommittee regret the loss of much needed residential flats for local people to yet more holiday accommodation.
- g) 7/2024/5379 1 Mylnbeck, Lake Road, Windermere-Replacement of existing single storey rear extension and associated windows.
No objection
- h) 7/2024/ 5382 Storrs Holme, Storrs Park, Bowness-Alterations to existing boathouse.
No objection, as there are numerous precedents in the vicinity.
- i) 7/2024/5266 Tourist Information Centre, Victoria Street, Windermere-Demolition of existing retail building and replacement with new sustainable timber cabin building for sales office and display.
No objection. The asymmetric roof helps to help to minimise comparison with conventional timber structures. Bitumen roofing shingles should be of a shape and colour similar to local slate roofing. Extreme care must be taken during demolition to ensure that no materials (nails, etc.) spill onto the supermarket access road. A more natural timber colour would be preferable and more in keeping with the wooded setting and neighbouring wood structures such as Kanku's large wooden doors.
- j) 7/2023/5386 Lady K Jewelry, 2, Longlands Road, Bowness-Change of use from retail art gallery to tattoo studio.
No objection
- k) 7/2024/ 5383 Boathouse site adjoining Woodlands, Storrs Park, Bowness- variation of condition 2 (plans) and condition 3 (tree protection method statement) of planning



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	<p>permission 7/2021/6028 and Appeal reference APP/Q9495/W/23/3317558 to improve the visual aesthetic of the scheme.</p> <p><u>No Objection to the variation on condition 2 but we have concerns that condition 3 does not now include any consideration of new planting in mitigation for the loss of 22 trees as it did in the original application.</u></p> <p>l) 7/2024/2 Hodge Howe Cottage- Construction of detached garage with garden store, amended driveway and new metal fencing and gates. <u>No Objection</u></p> <p>m) 7/2024/536 The Howes- Agricultural buildings over existing yard areas. <u>No objection</u></p>
41.	<p>Tree Applications:</p> <p>i) T/2024/0100 1a Annisgarth House- T1- Fell group of Holly trees; T2- Fell group of Holly trees; T3 - Yew - crown raise to approx 2m and prune back 2.5 m from carriageway; T4 - Fell 1x Beech; T5 - Fell 1 x Ash; T6 - Fell 1 x Ash; T7 - Copper Beech - crown raise to approx 3m and remove crossing branches and deadwood. <u>No Objection to pruning; refer the remainder for LDNPA Tree Officer regarding TPOs.</u></p> <p>ii) T/2024/0101 8 Old College Park- T1 Yew- reduce by 3m. <u>No Objection</u></p> <p>iii) T/2024/ 0111 1, St John's Gardens, Lake Road, Windermere-T5 - mature ash located on southern boundary overhanging Goodly Dale Cottage. <u>No Objection</u></p> <p>iv) T/2024/0122 Land at Baddeley Clock. <u>No Objection</u></p>
42.	<p>Tree Preservation Order</p> <p>Tree Preservation Order No. 477 Land at Cockshott Point, Windermere. (8/8)</p> <p><u>The Planning Subcommittee whole heartedly support the tree preservation order not only in a general sense but also in response to the recent/pending planning application to re develop and build new buildings which will impact on woodland which requires maximum protection in this sensitive location.</u></p>
43.	<p>Non consultation notifications:</p> <ul style="list-style-type: none"> • T/2024/0106 Cedar Manor Hotel Ltd, Ambleside Road, Windermere: Fell 1 cedar tree - 5 day notice • 7/2024/5367 Rustlings, 6, Annisgarth Drive, Windermere: Approval of details reserved by conditions 4 (landscaping scheme) and 6 (external lights) of planning application 7/20235529 - Demolition of existing dwelling. Erection of replacement dwelling.
44.	<p>Enforcement notices: NONE</p>



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45.	Appeals: The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 as amended Reference: 7/2024/5016 7, Brantfell Walk, Bowness on Windermere. Appeal to the Secretary of State against refusal of planning permission for Creation of two separate dwellings - remove condition 6 on planning permission 7/2023/5617 requiring 30% of the operational energy through decentralised, district heating and, renewable and low-carbon energy sources. The procedure to be Written Representations Procedure.
46.	Appeal Decisions: NONE
47.	Licensing Applications: PL(A)0131 Heathwaite Post Office, 17 Park Road, Windermere: Full variation of premises licence. No objection
48.	Follow Up List: This was reviewed and two items archived. The clerk has written to enforcement to ask for updates to the current items and hopes to have a response before then august planning meeting.
49.	Cumulative Impact Assessment (CIA) & Marshals request: The patrols have restarted to coincide with the school holidays and the report from the first weekend of this period shows the range of incidents in which they were a valuable resource.
50.	Planning Decisions: NOTED
51.	Date of Next Meeting: Wednesday 28 th August 2024 at 7pm, Langstone House.
	The meeting was closed at 7:59 pm

Signed as a true and accurate record: