



# 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 25<sup>th</sup> September 2024 at 7pm

Minute No	
70.	<b>Participants:</b> Cllr Christine Cook (chair), Jenny Borer, Marina Davis, & Adrian Legge, Kevin Heffernan. Also, Sally Parkyn (clerk) Windermere & Bowness Town Councillors (W&BTC) Caroline Kearney and no members of the public. W&BTCLR Steve Bavin
71.	<b>Apologies for Absence Accepted:</b> None
72.	<b>Minutes:</b> It was resolved to approve the minutes of the meeting held on 28 <sup>th</sup> August 2024 for signature.
73.	<b>Declarations of Interest:</b> Cllr Davis declared a non-pecuniary interest in 7/2024/5475&6
74.	<b>Requests for Dispensations:</b> Cllr Davis requested to be able to answer questions but would not vote on 7/2024/5475&6. This was agreed.
75.	<b>Public &amp; Town Councillor Input:</b> NONE

76.	<b>Planning Applications:</b> <ul style="list-style-type: none"><li>a. 7/2024/7/2024/5463 Merrymeade, Ferry Nab, Windermere: Extension and alterations. <b>No objection</b> in principal. The proposed extension is of acceptable scale and design however, the Planning Subcommittee would question whether the new doors and windows should be painted timber to match the existing fenestration and not aluminium.</li><li>b. 7/2024/5474 The Lynn, Ambleside Road, Windermere: Alterations and extensions to main house and ancillary building. Formation of new car port. <b>No objection.</b> The Planning Subcommittee commend the thorough bat survey, bat gaps and sympathetic lighting.</li><li>c. 7/2024/5374 Firtrees Guest House, Lake Road, Windermere: Change of use from guest house to holiday let. <b>Recommend refusal.</b> Residents feel that a change of use would result noise and disturbance created by unmanaged groups of holiday visitors with no on-site staff which they currently experience from a neighbouring property after this was changed to a holiday letting unit. The Planning Subcommittee are aware that Policy 18-allows such a change to meet changing market demands but they are also aware of the requirements of Policy 6 and would ask that the LDNPA recognise that this is an issue of public safety and public nuisance. We were particularly mindful of the comments in the recent judgement by the planning inspectorate in the LDNPA enforcement case E/2020/0170 that: “...the use of the appeal property for short-term holiday letting accommodation unacceptably detracts from the living conditions of the occupiers of surrounding</li></ul>
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	<p><i>residential properties, specifically from noise disturbance and light pollution..... contrary to Policy 06 of the Local Plan which, amongst other things, requires that development does not have an unacceptable impact on the amenity of adjoining residents and users of the proposed development due to noise pollution. Even though this was a proven case, the underlying principle is the same.</i></p> <p>We feel that a property of this size would be more usefully utilised as self-contained residential units for long term letting.</p> <p>d. 7/2024/5475&amp;5476 Laurel Cottage Guest House, St. Martins Square, Bowness-On-Windermere: Change of use of part of guest house (C1) to bar/drinking establishment and associated refurbishment works. <b><u>Recommend refusal</u></b> on the grounds of probable increase in noise, disturbance and loss of amenity by neighbouring properties. Changing Laurel Cottage into a public house in the heart of Bowness, surrounded by numerous other drinking establishments, would be a bar too far. The current 24 hour licence granted to the guest house would set a concerning precedent were the premises it is attached to allowed to change into a bar. Windermere and Bowness Town Council is not alone in its opinion that there are already too many bars in Bowness, undoubtedly resulting in frequent anti-social behaviour. This opinion is shared by the police in their strongly worded letter of objection to the application. We do recognize that the proposed restoration of this historic building is a sympathetic and well thought out design, but changing it into a public house is not an acceptable means of achieving this. As such we oppose this Change of Use request. If, however, LDNPA have no powers to object or are minded to approve the application, we would ask that stringent conditions be imposed regarding safety- as requested by the Police- and drinking hours, particularly in any outdoor areas and any further conditions to prevent noise nuisance be added.</p>
77.	<p><b>Tree Applications:</b></p> <p>I. T/2024/0139 33, Broad Street, Windermere: Remove 1 apple tree. <b><u>Refer to LDNPA Tree Officer</u></b> Structural necessity is alleged but felling the tree is such a shame as this is a lone green form of life on this part of the street.</p> <p>II. T/2024/0144 Cleeve Howe, Carriage Drive, Windermere: Conifer trees (marked as T1 &amp; T2 in notification) - Fell to ground level. <b><u>Refer to LDNPA Tree Officer</u></b> to review. The application lacks detail in the information provided to enable the subcommittee to make a clear recommendation. There seems no evidence that the tree is damaged or diseased so no reason why it must be felled rather than pruned.</p> <p>III. T/2024/0145 Hole In't Wall, Bowness-on-Windermere: Conifer trees (marked as T1 &amp; T2 in notification) - Fell to ground level. <b><u>No Objection</u></b> but refer to LDNPA Tree Officer to review.</p> <p>IV. T/2024/0151 2, Elim Grove, Windermere: Remove 1 Conifer (T1)</p>



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	<p><b>Refer to LDNPA Tree Officer</b> to review. The application lacks detail in the information provided to enable the subcommittee to make a clear recommendation. There seems no evidence that the tree is damaged or diseased so no reason why it must be felled rather than pruned.</p> <p>V. T/2024/0157 Deer Bield, Storrs Park, Bowness-on-Windermere: T1 Beech - raise crown by 3m; T2 Magnolia - fell.</p> <p><b>Refer to LDNPA Tree Officer</b> to review. The application is unclear as to which tree has the TPO and the reasons for the decisions are not stated. The lack of detail in the information provided is insufficient to enable the subcommittee to make a clear recommendation. There seems no evidence that the Magnolia is damaged or diseased so no reason why it must be felled rather than pruned.</p>
78.	<p><b>Tree Preservation Order:</b> TPO 479 2024 Land at White Gates Windermere The Planning Subcommittee wholeheartedly support and approve this tree preservation order.</p>
79.	<p><b>Non consultation notifications:</b></p> <ul style="list-style-type: none"> <li>7/2024/5486 Beech Manor, Storrs Park, Bowness-On-Windermere: Extension of boathouse to provide day room and winter boat store in accordance with planning permission 7/2021/5457.</li> <li>7/2024/5501 Rustlings, 6, Annisgarth Drive, Windermere: Approval of details reserved by condition no. 6 (lighting) on planning permission 7/2023/5529 (Re-submission of application Ref: 7/2023/5311: Demolition of existing dwelling. Erection of replacement dwelling).</li> <li>7/2024/5505 Booths Supermarkets, The Old Station, Victoria Street, Windermere: Approval of details reserved by condition 3 (external lighting) of planning permission 7/2024/5127 - 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</li> </ul>
80.	<b>Enforcement notices:</b> NONE
81.	<b>Appeals:</b> NONE
82.	<p><b>Appeal Decisions:</b> E/2021/0130C Land at Oakbank House, Helm Road, Bowness: Installation of UPVC windows. Appeal dismissed and enforcement notice upheld</p>
83.	<b>Licensing Applications:</b> NONE
84.	<b>Follow Up List:</b> This was reviewed. One new case was added. The LDNPA enforcement officer will be asked to update before the next planning meeting in October.
85.	<p><b>Cumulative Impact Assessment (CIA) &amp; Marshals request:</b> The final report of the Street Support Officers Trial was discussed. It will be shared with Westmorland and Furness Council as part of the grant agreement. The clerk will write to Bar Watch requesting the incident data from this summer which they agreed to provide at the</p>



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	start of the SSO project. The evidence from the SSOs along with evidence from the police show that there are ongoing issues with antisocial behaviour in Bowness and that this will be used support the continued request for a CIA along with a request for future funding of the SSOs perhaps in support of a Welfare Hub organised by the police.
<b>86.</b>	<b>Planning Decisions: NOTED</b>
<b>87.</b>	<b>Date of Next Meeting: Wednesday 23<sup>rd</sup> October 2024 at 7pm, Langstone House.</b>
<b>88.</b>	<b>The meeting was closed at 8:12pm</b>

Signed as a true and accurate record: