



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 The Marchesi Centre on 26th June 2024 at the close of the Full Council Meeting

Minute No	
18.	Participants: Cllr Christine Cook (chair), Jenny Borer, Marina Davis, & Adrian Legge, Sandra Lilley. Also, Sally Parkyn (clerk) Windermere & Bowness Town Councillors (W&BTC) Peter Cook, Kay Kennedy Hardy and Caroline Kearney and four members of the public.
19.	Apologies for Absence Accepted: None
20.	Minutes: It was resolved to approve the minutes of the meeting held on 22 nd May 2024 for signature.
21.	Declarations of Interest: NONE
22.	Requests for Dispensations: NONE
23.	Public & Town Councillor Input: <u>7/2024/5287 11a, Quarry Brow:</u> a neighbour spoke in objection to the application on the grounds of noise, access to the back of the row of houses, sewage and lack of parking. The upstairs is currently a holiday let already causing noise issues. The new larger property with the extended balcony with bifold doors, which would be ideal for congregating, would make the problem worse. The middle of the row of houses needs access to the rear around the end properties. The additional ensuite rooms would cause an increase in sewage and potentially blockages as the drains are not built for that level of use. The two parking spaces for that property would be lost and it would result in no turning space. Street parking at the site is already very congested. <u>7/2024/5281 Lakeland Gardens:</u> a neighbour spoke in objection to the application on behalf of themselves and the warden and residents of a sheltered housing which also adjoins the application site. The noise and visual impact from the site has caused them distress. They are dissatisfied with the protracted process and lack of enforcement of the previous planning inspectorate decision to lower the built up ground on the site. The new plan only reduces the site nearest their property by 36cm and will still be 77cm higher than the original ground surface. The visual impact of this especially in winter will be significant. There has been a lack of consultation by the applicant with the neighbours they would like a noise proof fence and screening along the boundary. They urge the planning authority to ensure the work required by the enforcement notices is carried out in full without any further delay.
41.	Planning Applications: a. 7/2024/5244 5, Park Avenue, Windermere: Retrospective planning application for the change of use of guesthouse to holiday let accommodation. (19/6) <u>No Objection to change of use.</u> b. 7/2023/5309&5310 Orrest Head House, Kendal Road, Bowness-on-Windermere: Alterations and external works to building ancillary to house. Form new structural opening between kitchen and utility room in existing house to create larger kitchen. Renovate ancillary building, attached to house, currently used as storage to create habitable space for the existing dwelling. Refurbishment of ancillary building to



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include install new groundwater drainage system, new insulated limecrete floor to ground floor, new timber floor at first floor, new windows, insulation internally to all external walls, new partitions to form bedrooms, shower rooms/wcs, remove cement mortar to East elevation, lime render and lime wash, to other elevations rake out and repoint stonework externally with lime mortar. Reinststate historic veranda to southeast elevation of main house. (20/6)

Recommend Approval In June 2023 WBTC Recommended approval of the sympathetic redevelopment of the Grade 2 listed building, re-instating the original veranda design. The newly commissioned archaeological report states that “The proposed renovation has the potential to save important elements of the structure, which are currently in a poor condition, but it is important that elements of this are retained and treated sympathetically.”

- c. 7/2024/5310 Hazel End, Spooner Vale, Windermere: Single storey Car Port extension to existing detached garage. (4/7)

No Objection

- d. 7/2024/5226 2, Helm Close, Bowness-On-Windermere: Extensions to 2 & 4 Helm Drive to improve existing Staff Accommodation Standard Resubmission. (8/7)

No Objection. This is a resubmission of the larger scheme which was refused on mass and neighbourliness factors with regard to adjacent properties 10 & 12. This reduced scheme has a 2 storey extension which is 3m deep (reduced from 4.5m), also the extension to no.4 is reduced to 3m deep and only single storey, it is also 1.5m away from the boundary minimizing impact. The proposals are designed to be within the parameters of Permitted Development were it outside the LDNPA.

- e. 7/2024/5287 11a, Quarry Brow, Bowness-on-Windermere: Construction of a 3 storey side extension. (11/7)

Recommend REFUSAL on the following material grounds:

1. Overlooking /loss of privacy. The proposed extension would be significantly higher and only some 10 metres from the front of 13 Quarry Rise and would thus have a significantly detrimental effect on the amenity of the resident owners at 13 Quarry Rise and also, to a lesser extent, to the resident owners at No.12 Quarry Rise.

2. Density - The proposed extension block would occupy most of the open space between the two blocks of apartments facing onto Quarry Brow, i.e. between 11A and 9A.

3. Inadequate parking - The residents of Quarry Brow properties each have one private off-street parking space. The very limited on-street parking is heavily used by local workers and non-residents visitors. Proposed accommodation at No. 11/11A in five bedrooms suggests a requirement for five car parking spaces, whereas there is adequate private parking space for only two cars with no remaining turning space.



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4. Noise and Disturbance - The continued and increased use of this property as holiday accommodation would be likely to cause significant disturbance to permanently resident neighbours, particularly as the proposed design includes addition of a balcony at the side of the second storey.

5. Highway Safety - W&F Council Highways have raised several objections on grounds of road safety.

6. Precedent - A proposed new build at the opposite end of the same block of apartments (7/2016/5158) was refused by LDNPA and an Appeal against that decision was dismissed by the Planning Inspector, quoting similar reasons.

- f. 7/2024/5281 Lakeland Gardens, New Road, Windermere: Variation of condition 1 (plans) on reserved matters application 7/2020/5480 (Provision of office and staff welfare buildings, storage shed and associated yardage including composting area, polytunnel, deer stock fence, plant storage areas, horticultural reception building, client parking, hard and soft landscaping) for a reduction in size of the building, alterations to land levels and removal of culvert. (11/7)
- There are 2 Enforcement Notices in place. The first concerns the use of land which was outside the scope of planning permission and which the applicant intends to fully comply with.
- The second is the subject of this variation request. There are 5 component parts to the Enforcement Notice, one of which relates to the removal of a culvert. The applicant accepts the need to remove the culvert, reopen the watercourse and plant suitable vegetation on the banking but seeks to vary the remaining 4 parts regarding buildings and material that have been laid upon the land, the key issue being that the land was raised, prior to construction with the result that the buildings are at a higher level than approved and thereby invade the privacy of a neighbouring property on West Crescent.
- The proposal is to reduce the size of the building in terms of footprint and length to compensate in some way for the overall height of the building, which will however remain higher than originally approved. The scheme also includes additional planting but not a fence.
- We note that there is substantial hedging between this semi-industrial site and sheltered housing at Gatesfield (to the south), though the screening between Lakeland Gardens and Hunter House (to the north), close to New Road, is inadequate as is that between the business and West Crescent (Brackenthwaite). If the LDNPA is minded to approve this current application, adequate fencing and plant screening to help reduce visual and noise impacts between residential properties and this site should be insisted upon. In view of the applicant's function as a landscaper access to suitable large plants should not be difficult to arrange.
- In view of the long and complex planning and enforcement history of this site, we consider that a recommendation is beyond the scope of the Town Council's Planning Sub-Committee and we must **defer to the opinion of LDNPA planners**. However, we strongly recommend that there is an urgency to concluding the issues on this site and



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	that the enforcement process be bought swiftly to a resolution so the neighbours can finally resume peaceful enjoyment of their homes.
24.	Tree Applications: i. T/2024/0090 The Old Station, Victoria Street, Windermere: Please see 001 Booths Windermere Tree Survey and map provided (20/6) No objection
25.	Non consultation notifications: <ul style="list-style-type: none">7/2024/5276 The Phoenix Centre, Old College Lane, Windermere: Construction of an astro turf training/match pitch.T/2024/0098 Gatesfield, New Road, Windermere: Oak tree - remove deadwood and crown raise to statutory clearance over the highway to 5.2m above ground level - 5 day notice.7/2024/5315 Meadow Ghyll, Beemire Lane, Birthwaite Road: Non-material amendment to planning application 7/2021/5406 (Car Port, store and deck area) to eliminate the garden room element of the build and replace SE elevation with larch cladding. Use natural roof slate rather than wooden cedar shingles.7/2024/5323 Buck Yeats Lodge Park, Lakeside, Newby Bridge: Approval of details reserved by condition no. 9 (confirmation of soakaway system for Lodge 4) on planning permission 7/2022/5487 (Siting of 6 lodges).7/2024/5283 Talisker, 17 Hill Top, Windermere: CLPUD - Certificate of Lawfulness of Proposed Use or Development - Single storey flat-roofed rear extension.
26.	Enforcement notices: E/2023/0266 Land at 17 Brow Crescent, Windermere: Breach of conditions of planning application 7/2022/5530: Cease to use the master bedroom as labelled on drawing 746/02 Rev A until fixed louvres are fitted as detailed in Condition 3. Period for compliance four months from 29.5.24
27.	Appeals: NONE
28.	Appeal Decisions: NONE
29.	Licensing Applications: NONE
30.	Follow Up List: This was reviewed.
31.	Cumulative Impact Assessment (CIA) & Marshals request: No updates as the scheme restarts 19/7.
32.	Planning Decisions: NOTED
33.	Date of Next Meeting: Wednesday 24 th July 2024 at 7pm, Langstone House.
	The meeting was closed at 8:27pm

Signed as a true and accurate record: