



# 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 27<sup>th</sup> March 2024 at 7pm

Minute No	
170.	<p><b>Participants:</b> Cllr Christine Cook (chair), Jenny Borer, Marina Davis, Adrian Legge &amp; Sandra Lilley. Also, Sally Parkyn (clerk) Westmorland &amp; Furness (W&amp;FC) Cllr Steve Bavin, Windermere &amp; Bowness Town Councillor (W&amp;BTC) Kevin Heffernan and 12 members of the public.</p>
171.	<p><b>Apologies for Absence Accepted:</b> NONE</p>
172.	<p><b>Minutes:</b> The minutes of the meeting held on 28<sup>th</sup> February 2024 were approved for signature.</p>
173.	<p><b>Declarations of Interest:</b> NONE</p>
174.	<p><b>Requests for Dispensations:</b> NONE</p>
175.	<p><b>Public &amp; Town Councillor Input:</b> <u>Planning Application 7/2024/5052 Troutbeck Bridge Swimming Pool:</u> A representative of the Lakes school spoke in objection to the planning application noting concerns surrounding noise, congestion and safeguarding.</p> <p><u>Planning Application 7/2024/5076 Bordriggs Farm:</u> Two members of the public spoke in objection to the application noting concerns about flooding. They stated that the development would be visible from the road and result in the loss of an irreplaceable historic landscape within a World Heritage Site.</p> <p>The applicant spoke in favour of the application noting the site would impact no trees and would have rainwater holding tanks and septic tank sewerage. The homes would be for local occupancy.</p> <p><u>Licensing Application PL(A)041722 LAGO:</u> Three members of the public spoke in objection to the application for a full variation of a premises licence. They noted the noise nuisance issues they were currently facing with the existing licence. They explained their engagement with Environmental Health to try to seek a resolution. A licence of the outdoor area would exacerbate the problem with noise.</p>
176.	<p><b>Planning Applications:</b></p> <p>a. 7/2024/5052 Troutbeck Bridge Swimming Pool, Troutbeck Bridge: Construction of 18 hole adventure golf course, re-landscaping of existing car park and upgrade of front elevation of health club.</p> <p><b><u>Recommend refusal</u></b> on the grounds that the proposals would result in 1) the creation of a new tourism attraction in a village location, outside of those locations where sustainable tourism proposals are supported in conflict with Policies 2 &amp; 18 of the LDNPA Local Plan and 2) noise, disturbance and activity that would adversely impact</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 27<sup>th</sup> March 2024 at 7pm

on the amenity of nearby neighbours and school. In addition the proposals fail to adequately demonstrate that there would be no displacement of cars on to the highway. The legitimate safeguarding concerns of The Lakes School and Westmorland and Furness Council make it a wholly inappropriate development at this site.

- b. 7/2024/5104 2, Langrigge Court, Bowness-On-Windermere: Conversion of existing window opening to a Juliet balcony.  
**No objection.**
- c. 7/2024/5065 & 7/2024/5066 6 Priory Manor, Rayrigg Road, Windermere: Replace two existing hardwood single opening patio doors (currently painted white) with white aluminium triple track toughened sliding patio doors low e argon filled double glazing units.  
**No objection.**
- d. 7/2024/5109 53, Windermere Park, Windermere: Construction of raised terrace with glass balustrade to west elevation (part retrospective).  
**No objection.**
- e. 7/2024/5114 17, Nonsuch, Annisgarth Park, Windermere: Demolition of existing dilapidated outbuilding and construction of new double garage with annexe accommodation above.  
In principal we have no objection with the demolition and new building provided that these three contentious points can be satisfactorily clarified: a) that an ancillary local occupancy condition apply to the new building, b) given the larger footprint, that a satisfactory tree report is submitted and agreed and c) the flood risk is clarified and agreed by the LDNPA Planners.
- f. 7/2024/E0044 Orrest Head Farm, Kendal Road, Windermere: Scoping opinion.

When Urban Splash make a formal planning application it will be accompanied by an Environmental Statement (ES). To help them with this they have appointed "Made it Together" to carry out an Environmental Impact Assessment (EIA) in respect of the project proposals to "robustly consider the potential for significant environmental effects".



# 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 27<sup>th</sup> March 2024 at 7pm

Their findings/report will be included in/used as a base for the ES which will accompany the planning application.

The Scoping Report has been prepared to support a formal request to LDNPA for a Scoping Opinion regarding the scope of the EIA and likely content of the ES. In other words they are asking LDNPA for their opinion as to whether the scope of the proposed EIA is good enough. Is it appropriate/substantial enough to underpin the eventual ES and satisfy the Planners that they have fully, comprehensively and thoroughly considered and addressed all potentials for significant environmental effects.

As far as the planning subcommittee as laymen can see the document looks comprehensive and far reaching and they would be generally supportive of the Scoping Report. However, they feel the section regarding highways lacks detail compared to the section about landscape. Due to the lack of clarity over the housing development issues such as parking and traffic into and out of the site can only be based on the very limited information in the public domain. Similarly, drainage issues with the site require further detail. The separation of this document from the housing aspect means that greater clarity about many aspects will be needed.

- g. 7/2024/5035 35-37, Crescent Road, Windermere: Fascia sign with illuminated individual letters approximately 1.7m x 0.2m. Internal shop window illuminated hanging sign 0.74m diameter. Hanging shop sign to shop front 0.5m x 0.5m. Projecting awning.

**Recommend approval** in principal subject to the concerns raised by Highways being satisfactorily addressed.

- h. 7/2024/5076 Bordriggs Farm, Kendal Road, Bowness-on-Windermere: The erection of up to 5 no. dwellings with associated infrastructure and ancillary facilities in Outline with Access defined.

On balance, the planning subcommittee **recommend refusal**. They recognise the needs for local occupancy housing, and that the availability of these larger homes might free up more affordable properties down the chain. However, concerns about the impact on a historical landscape and proximity to listed buildings outweigh the merits of housing need. This is an area of green space and building on it would be in contradiction of the local plan.



# 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 27<sup>th</sup> March 2024 at 7pm

	<p>i. 7/2024/5131 St. Andrews, Lake Road, Bowness-On-Windermere: Proposed new external staircase to the first floor roof terrace from the ground floor level. (10/4) <b><u>Recommend refusal</u></b> on grounds of design, density and appearance. In spite of the fact that the proposal staircase would be located on the less conspicuous east elevation, the staircase would add unacceptable clutter to an already over-developed building. A staircase which would cross and therefore obscure two windows would be inappropriate. The incremental creep of planning applications on this property is causing inappropriate development in a conservation area in the heart of a World Heritage Site.</p> <p>j. 7/2024/5121 Briars Cragg, Lyndeth Drive, Bowness on Windermere: Erection of home office in residential garden. <b><u>No Objection</u></b></p> <p>k. 7/2024/5130 Boathouse at, Storrs Park, Windermere: Use of the boathouse (excluding wet dock) as residential. <b><u>No objection</u></b> due to council tax being paid on it as a residential property for over 30 years</p> <p>l. 7/2024/5133 11, Church Street, Windermere: Change of use from E(c)(ii) Professional Services to C3(a) Dwellinghouse (1 bedroom flat) <b><u>Recommend Approval</u></b>. The proposal will be a useful addition to the housing stock.</p> <p>m. 7/2024/5140 Oakdene, Beechwood Close, Bowness On Windermere: Construct new vehicle access to end of garden and construct parking space with garden store beneath. <b><u>No objection</u></b>. The separation between the proposed parking platform on the roof of the garden room and the adjacent residential accommodation is considered to be adequate, though it is important that the illustrated height is not exceeded. <b><u>The planning subcommittee would like to note their concerns about the lack of planning notices visible on site when members visited</u></b>. The previous application generated a significant response from local residents. The lack of response to this application may be due to their being unaware of it so the lack of a notice should be remedied forthwith.</p>
177.	<p><b>Tree Applications:</b></p> <p>i. T/20240041 Elleray Bank, Carriage Drive, Windermere: Fell 1 Norway maple (T001) <b><u>No Objection</u></b>.</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 27<sup>th</sup> March 2024 at 7pm

	<p>ii. T/2024/0043 Oakdene, Brook Road, Windermere: Fell 2 sycamore, 1 birch and 1 acer. Remove deadwood from oak. <b><u>Refer to Tree Officer.</u></b> This application is very unclear, there is a lack of TPO numbers and lack of detail about tree said to be diseased.</p> <p>iii. T/2024/0044 3 Oaks, Wynlass Park, Windermere: Reduce bottom branch on sycamore and crown thin by 10%. <b><u>No Objection.</u></b></p> <p>iv. T/2024/0045 Deer Bield, Storrs Park, Bowness-On-Windermere: Fell all ash in woodland area. <b><u>No Objection</u></b> as due to ash die back and replacement planting planned.</p> <p>v. T/2024/0049 Windermere Manor Hotel, Rayrigg Road, Windermere: T1 Oak remove hanging branches. T2 Willow fell. T3 Birch fell. T4 Sycamore fell. T5 Sycamore remove southern (right hand) to prevent failure in the future. T6 Sycamore fell. Remove dead or dying Ash trees highlighted in the tree survey. Thin out trees along the highlighted strip on the trees survey. Crown raise trees over the road to 5.2m. <b><u>No Objection</u></b></p> <p>vi. T/2024/0054 5, Fairfield, Bowness-On-Windermere, Windermere: 1 of 4 sycamores the closest one to the property to have a high pollard to reduce risk of it failing on to house and in drive. <b><u>No objection</u></b> to pollarding in principle.</p>
178.	<p><b>Non consultation notifications:</b></p> <ul style="list-style-type: none"> <li>7/2024/5124 Orrest Head Farm, Kendal Road, Windermere: Proposed demolition of a modern concrete barn</li> <li>7/2024/5139 Buck Yeats Lodge Park, Lakeside, Newby Bridge: Approval of details reserved by condition on planning application 7/2022/5487 (Siting of 6 lodges): conditions 4 relating to variation to change stone facing to timber and 5 relating to lighting details.</li> </ul>
179.	<p><b>Enforcement notices:</b></p> <p>E/2023/0051 Land lying to the south of Highfield Cottage, Rayrigg Road, Windermere: Breach of Application 7/2021/5581 Condition 3: Installation of tree protection measures.</p>
180.	<p><b>Appeals:</b></p> <p>The Town and Country Planning (Hearings procedure) (England) Rules 2000 Reference: 7/2023/5102 Appeal by: Low Moor Howe Farm Ltd Site: Land to the north of Rosthwaite Farm, Windermere: Low Moor Howe Farm Ltd has lodged an appeal to the</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 27<sup>th</sup> March 2024 at 7pm

	Secretary of State refusal of planning permission for Farm diversification scheme including the siting of lodge-style caravans for holiday use and associated works.
181.	<p><b>Appeal Decisions:</b></p> <ul style="list-style-type: none"><li>• APP/Q9495/W/23/3327056 Satter Knotts, Far Sawrey, Ambleside: The development proposed is construction of boat house to provide wet dock, storage and ancillary accommodation, all in connection with using lake for recreation and waterbased transport. The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission. The application Ref 7/2022/5797, dated 20 December 2022, was refused by notice dated 10 February 2023. The appeal is allowed, and planning permission is granted in accordance with the terms of the application dated 20 December 2022, subject to conditions.</li><li>• APP/Q9495/W/23/3317558 Boathouse site adjoining Woodlands Boathouse, Storrs Park, Bowness-on-Windermere: The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission. The appeal is made by The Kenneth Scowcroft 1997 Settlement against the decision of Lake District National Park Authority. The development proposed is the erection of boathouses and associated works. Decision 1. The appeal is allowed and planning permission is granted for the erection of boathouses and associated works at Boathouse site adjoining Woodlands Boathouse, Storrs Park, Bowness-on-Windermere in accordance with the terms of the application, Ref 7/2021/6028, subject to the conditions in the attached schedule.</li></ul>
182.	<p><b>Licensing Applications:</b></p> <p>PL(A)041722 LAGO, Unit 6 St Martins Parade, Bowness on Windermere: Full variation of premises licence.</p> <p>In anticipation of an application for a Pavement License, a variation to the current license is required to allow patrons to take drinks and containers outside during times the pavement license is in force.</p> <p>There are currently unresolved issues with public nuisance under the current premises licence. Including outdoor areas in the licence would exacerbate this nuisance and so be in contravention of the licensing objectives. Therefore, the Town Council resolved to submit a representation opposing the requested variation to the premise licence.</p>
183.	<p><b>Follow Up List</b></p> <p>This was reviewed.</p>
184.	<p><b>Cumulative Impact Assessment (CIA) &amp; Marshals request:</b></p> <p>W&amp;FC have given a large grant for a trial of street marshalls over busy weekends in the summer although it is £1000 short of the requested sum.</p> <p>Clerk to email W&amp;F Officer leading on CIA and copy in W&amp;F Cllr Bavin.</p>
185.	<p><b>Planning Decisions: NOTED</b></p>
186.	<p><b>Date of Next Meeting: Wednesday 24<sup>th</sup> April 2024 at 7pm, Langstone House.</b></p>
	<p><b>The meeting was closed at 20:58pm</b></p>

Signed as a true and accurate record: