



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 28th August 2024 at 7pm

Minute No	
52.	<p>Participants: Cllr Christine Cook (chair), Jenny Borer, Marina Davis, & Adrian Legge, Sandra Lilley. Also, Sally Parkyn (clerk) Windermere & Bowness Town Councillors (W&BTC) Kevin Heffernan & Jackie Cooper and three members of the public. W&BTCLR Steve Bavin</p>
53.	<p>Apologies for Absence Accepted: None</p>
54.	<p>Minutes: It was resolved to approve the minutes of the meeting held on 24th July 2024 for signature.</p>
55.	<p>Declarations of Interest: NONE</p>
56.	<p>Requests for Dispensations: NONE</p>
57.	<p>Public & Town Councillor Input: 7/2023/5255 Pearsall House Three members of the public spoke in objection to this application representing the neighbours and water quality concerns. They are strongly of the opinion that the amended application does not propose a drainage strategy that would adequately address the infrastructure problems involving the disposal of foul water waste. The application would result in up to triple the current volume of foul water into a tank that is currently pumped out every two days and transported by tanker to Ambleside Waste Water Treatment Works (AWWTW) by United Utilities (UU). This would need to increase to every day. If for some reason such as snow or flooding the tanker could not carry out the wastewater removal, then there is a strong possibility that the tank would overflow contaminating the lake. A 2013 Windermere Catchment Study report from UU states that the tankering of wastewater from that location was not a sustainable, long term solution and yet, some 11 years later the proposal is not only to continue with that unsustainable system, but to add additional wastewater (from the Pearsall House hotel) which will make it worse.</p> <p>Additionally, this solution would increase the volume of wastewater input into AWWTW which already has issues with lack of capacity resulting in documented illegal sewage spillage.</p> <p>The objectors believe that the only acceptable solution would be for UU to turn the holding tank into a pumping station to pump the wastewater to a new treatment facility in Far Sawrey.</p> <p>In terms of volume there is currently 5 cubic meters of wastewater treated each day. The hotel would create an average 12 cubic meters (though this could range from 5-17 cubic meters) but the peak flows are the biggest concern. Rainy weather currently causes a peak flow of 18 cubic meters .An additional 12 cubic meters from the hotel into a storage tank of only 20 cubic meters would not work.</p> <p>The site is at the bottom a steep 1 in 4 hill, on a causeway subject to flooding in an area where transport disruption caused by ice, rain and snow is common and which means that</p>



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	daily pump out cannot be guaranteed. The application if approved in its current form is going to cause pollution to overflow into the lake affecting the ecosystem. The current application does not include the suitable alternatives of a much larger capacity tank or a pumping station and so do not address the issues caused by inadequate infrastructure and so should be refused.

58.	<p>Planning Applications:</p> <p>a. 7/2024/5371 Windermere Business Centre, Oldfield Court, Windermere: Office accommodation and house of multiple occupancy - variation of condition 4 of planning permission 7/2023/5112 installation of fewer solar panels. <u>No objection.</u></p> <p>b. 7/2024/5290 Jetties at Westward Ho Boathouse, Ferry Nab, Bowness on Windermere: Like for like replacement of two timber jetties. <u>No objection.</u></p> <p>c. 7/2024/5403 Domino's Pizza, Lakes Road, Bowness-on-Windermere: Change of use for the sale of hot food for consumption on and off the premises - variation of condition 3 of planning permission 7/2016/5805 to change operating hours of extraction equipment. While we have <u>No material objections,</u> this Council considers that it is a matter of considerable regret that numerous premises in Bowness have been granted permission to operate for several hours after midnight, resulting in Bowness becoming a widely-known attraction for late-night revellers whose anti-social behaviour frequently continues well into the small-hours. The resulting ambience is, therefore, far removed from that expected in a National Park. Most unfortunately, numerous precedents have been set, so it would appear unjust to deny the applicants an extension of hours, particularly in view of a favourable noise impact assessment specifically relating to this application. The applicants should be required to clear litter generated by their premises on closing each night</p> <p>d. 7/2024/5418 Lindeth Bank, Lindeth Drive, Bowness-On-Windermere: Extension and alterations. <u>No objection</u></p> <p>e. 7/2024/5105 Farley, Cornbirthwaite Road, Windermere: Extensions and alterations to Farley, Cornbirthwaite Road, Windermere. <u>No objection.</u> The proposed extensions and alterations are of an appropriate design and will improve the appearance of the property. The subcommittee is pleased to note the thorough Bat and Tree report.</p>
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	<p>f. 7/2024/5434 Blakeholme Cottage, Newby Bridge, Ulverston: Extensions and alterations to dwelling, new summer house, sauna, plunge pool and hot tub to garden. No material objections but we note the design and construction of the Sports Equipment shed is out of keeping with the style of the property as a whole. We note that a Protected Species Mitigation License (PSML) for bats will be required prior to works being carried out and hope that this is a condition if the application is approved as the proposed works will directly impact the identified roost. A mitigation strategy has been prepared and should be followed in order to ensure that the welfare of the local bat population is maintained during and following the works.</p> <p>g. 7/2024/5440 Denecrest Guest House, 13, Woodland Road, Windermere: Flexible use of property as guest house, holiday let and permanent dwelling No objection on material grounds, though this Council considers that this building would be of greatest benefit if it were let on a residential basis.</p> <p>h. 7/2024/5448 Miyanli, Helm Road, Bowness-On-Windermere: Replace existing window to south-west elevation with full height window and Juliette balcony; and demolition and rebuilding of utility room. No Objection. The proposed alterations complement the Arts and Crafts style of this classic Pattinson house. Replacement of the flat-roofed outhouse and its replacement with a pitched roof extension would improve the overall appearance. The Subcommittee appreciates the comprehensive bat report enabling them to consider the impact on the biodiversity of the site.</p> <p>i. 7/2024/5402 Blackwell Folly, Newby Bridge Road, Windermere: Erect a two-storey extension on the north aspect. No objection.</p>
59.	<p>Planning Application amended details:</p> <p>i. 7/2023/5255 Pearsall House, The Ferry Landing, Far Sawrey: Conversion and change of use to hotel with associated landscaping.</p> <p>Windermere & Bowness Town Council has previously objected to this development on the western shore of Windermere Lake which we believe would harm its quiet, unspoiled ambience and significantly affect the privacy and well-being of the permanent residents of Ferry House. Access, given the narrow roads and the unreliability of the Ferry will impact on pedestrians and other road users. But overarching all is the issue of infrastructure, particularly mains water and sewage which impact on lake water quality and thus on nature and biodiversity in the area. The revised proposals do not address previously stated concerns, the foul water drainage will be cumbersome and problematic and as such would not meet the “adequate infrastructure” requirements of Policy 8.</p> <p>Due to the reliance on tanker road uplift for the wastewater this will need to be carried out on a daily basis to cope with the increased volume of foul water. In</p>



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	<p>the 2013 Windermere Catchment Study report from UU, details of which have been submitted to the LDNPA, it is stated that the tanker transport of wastewater from that location was not a sustainable solution. This issue was recognised ten years ago so a proposal to increase the load on this unsustainable system is unacceptable. This system would be vulnerable to road closures caused by snow, flooding and storms which cuts of this isolated area.</p> <p>This application would lead to the need to transport around 6000 tonnes of wastewater to the Ambleside WWTW. This additional wastewater will increase the risk of further illegal discharges at the AWWTW, details of the previous incidents have been submitted to the LDNPA.</p> <p>Despite improvements to the storage tank it lacks the capacity to handle up to three times the volume of foul water which would be generated by the hotel. At times of peak flow there is the likelihood of the overflow from the tank impacting on the lake and biodiversity which does not constitutes adequate infrastructure and so is in contravention of the requirements of the LDNPA planning policy 8.</p> <p>For these reasons the amendments to the planning application do not alter our previous recommendation to refuse the application</p> <p>ii. 7/2024/5265 Orrest Head Farm, A591 and Thwaites Lane, Windermere: Highway infrastructure works to support development at Land at Orrest Head Farm, Windermere (Land allocation CSE01M).</p> <p>The amended documents noted.</p>
60.	<p>Tree Applications:</p> <p>I. T/2024/0138 Yew Trees, Phoenix Way, Windermere: Prune two yew trees - 1m off all round to retain shape.</p> <p>No objection</p>
61.	<p>Non consultation notifications:</p> <ul style="list-style-type: none">7/2024/5457 Grove Farm, Kendal Road, Bowness-on-Windermere: Midden agricultural building for storage of farm manure.
62.	<p>Enforcement notices:</p> <ul style="list-style-type: none">E/2023/0259 Land at La Sargesse, Queens Drive, Windermere: Material change of use: Notice takes effect 3.10.24 unless appeal made beforehand.
63.	<p>Appeals: NONE</p>
64.	<p>Appeal Decisions:</p> <ul style="list-style-type: none">E/2023/0113 Land at 1 Priory Mews, Priory Grange, Windermere: Planning inspectorate decision: (i) Discontinue the use of the Land otherwise as a single falling within Use Class C3 of the Town and Country Planning (Use Classes) Order, Appeal dismissed and enforcement notice upheld (ii) Remove the roofed building and fence from the Land: Appeal upheld and planning permission for single structure granted
65.	<p>Licensing Applications: NONE</p>



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66.	Follow Up List: This was reviewed.
67.	Cumulative Impact Assessment (CIA) & Marshals request: The final weekend of the Street Support Officers Trial remains then all the incident reports will be compiled into a report for the review meeting on 9/9/24. Cllr Cook noted the inclusion of Bowness as one of the hot-spots included in the police Operation Enhance targeting antisocial behaviour and that this should support the request for a CIA.
68.	Planning Decisions: NOTED
69.	Date of Next Meeting: Wednesday 25 th September 2024 at 7pm, Langstone House.
	The meeting was closed at 8:14 pm

Signed as a true and accurate record: