



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 22nd January 2025 at 7pm

Minute No	
138.	Participants: Cllr Christine Cook (chair), Jenny Borer, Marina Davis & Adrian Legge. Also, Sally Parkyn (clerk) W&F Cllr Steve Bavin And 19 members of the public.
139.	Apologies for Absence Accepted: Cllr Kevin Heffernan (ill health)
140.	Minutes: It was resolved to approve the minutes of the meeting held on 18 th December 2024 for signature.
141.	Declarations of Interest: None
142.	Requests for Dispensations: None
143.	Public & Town Councillor Input: Nineteen residents attended in opposition to application 7/2024/5563 Windermere Business Centre. Two of the neighbors spoke expressing the views of the wider group. The first neighbour noted serious concerns around over development of an already crowded area in general and in particular car parking given that there is a lack of space for parking for the already agreed HMO and office space so losing more parking to build flats is unacceptable. The residents believe that the plans shown do not meet the standards for safe movement and will also result in damage to root protection zones around trees. There is a lack of provision for electric vehicle charging points and acceptable disabled parking. The traffic congestion in the area already results in people parking on the pavements and lack of visibility will create further hazards for pedestrians on this busy route for children and families walking to the primary schools in the area. The buildings themselves will be overbearing, cause lack of light and are designed in an unsuitable style. It will not meet the needs of local residents. The building is located on a flood plain of the already polluted Mill Beck. The second neighbour noted that other than the change of roofing material none of the other concerns which had lead to the rejection of the previous application on the site had been met. It was still inappropriate in form and design and would be overbearing. Because it is being built on a flood risk zone 3 the developer should show there was no other place to build which they had not done. Again parking issues were a concern with cars already parked on both sides of the road meaning visibility to pull out was restricted. The HMO is not yet open so the impact of that development on the parking is unknown. They do however believe that is unrealistic to expect the occupants to only use public transport and that they and their visitors are likely to need parking spaces with consequential overflow to and impact on surrounding streets. The parking spaces shown on the plan use the smallest possible vehicle size and are not reflective of the average sized modern car. He wished to draw the Councillors' attention to the fact that Highways had already recommended refusal of this application and Untied Utilities had pointed out that it was planned to be built over a sewer.



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It is a clear case of overdevelopment of a small site at the expense of the local community.

144.

Planning Applications:

- a. 7/2024/5692 34, Victoria Road North, Windermere: Single storey extension garage and utility room. (13/1) *Response made under delegated powers: **No objection***
- b. 7/2024/5488 The Dairy, Bellman Ground, Bowness-On-Windermere: Extension. (14/1)
Refer to LDNPA. WBTC`s position remains as per 7/2022/5754. We have no objection to the extension but consider the materials inappropriate. There is no change to the roof material in this application so we have no further comment; however LDNPA made a specific ruling that the wall cladding was to be RAL 7044 Silk Grey. This application changes that to RAL 9018 Papyrus White and we leave it to LDNPA to determine whether that is acceptable. We would however draw attention to the fact that the approved application included painted timber windows- this application has changed them to aluminum framed which requires consideration.
- c. 7/2024/5629 Blakeholme Cottage, Newby Bridge: New garden room and garden storage shed. (15/1)
No objection.
- d. 7/2024/5711 Hollywood, Holly Road, Windermere: Subdivide existing single holiday let unit to create a second separate holiday let unit at lower ground floor level. (16/1)
No objection.
- e. 7/2024/5674 Fellside Close, Kendal Road, Bowness-on-Windermere: Construction of a new 2 bedroom detached property on a garden plot. (17/1)
No objection, though this is dependent on satisfactory improvement to the splay visibility at the Kendal Road junction.
- f. 7/2024/5563 Windermere Business Centre, Oldfield Court, Windermere: Erection of three local occupancy residences with associated infrastructure and ancillary facilities. (21/1)
Recommend Refusal.
Whilst noting the change of design and efforts to address issues previously raised, WBTC Planning Subcommittee are still of the opinion that 3 apartments/townhouses are an unnecessary imposition on a small, crowded site in the heart of a busy residential area. Our principal objections being to the intrusion on the privacy and amenity of neighbouring properties, the overdevelopment of the site and further pressure on parking.



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Density remains an issue with regard to the overshadowing of houses on Park Avenue and the windows looking into (14) Oldfield Court as a result of the reorientation of the building. The overall loss of/pressure on car parking is unacceptable as is the overdevelopment of this site. Further, the small amendments to the previous design fail to make the building compatible with the character of surrounding buildings, particularly with respect to the proposed surface materials. Sited as it is in the Windermere Conservation area it is an inappropriate design.

We agree with the objections and concerns-as expressed by the-residents, nineteen of whom attended the Planning Subcommittee meeting demonstrating the strength of feeling about this application in the community.

- g. 7/2024/5685 Green Gables, Longtail Hill, Windermere: Erection of a new detached garage building. (30/1)
No Objection. However, as the first floor of the proposed building would be eminently suitable for permanent occupation if the application is approved should a Local Occupancy condition be imposed?
- h. 7/2024/5281 S73 (Amend/Delete Condition) Response to Site use and screening information: 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. (31/1)
No further comment.
- i. 7/2024/5725 Helm Flats, Helm Farm, Windermere: Change of use from holiday lets to flats in multiple occupation (C4). (3/2)
No Objection. The proposed change of use will make a useful contribution to local housing needs.
- j. 7/2024/5556 Pine Lodge, Old Hall Road, Troutbeck Bridge, Windermere: Internal and external re-model, including rear single storey extension, together with demolition of the existing detached garage to replace with a two storey granny annex. (5/2)
Recommend Refusal on grounds of material, lack of provision for parking and inadequate visibility splays. Although the proposed design of the main building would be a significant improvement on the existing structure, the apparent choice of non-local stone, as shown in Zub Architects' illustration, is not.
Regarding the second part of this application- the proposed demolition of the existing garage and replacement with an independent new self-contained dwelling - the new building would be overly dominant in relation to the existing building and should be refused on the ground of scale. Furthermore, we maintain that this



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	<p>would require an application for Change Of Use. If approved, a Local Occupancy condition should apply to the new dwelling to preclude use as a holiday let. Attention to the timing of the work to avoid impact to Bats is an issue that the Subcommittee would wish the planners to address.</p> <p>k. 7/2025/5018 Windermere 2, Land at B5285, Bowness Nab, Windermere: The installation of 1 no. 12m streetworks column to accommodate 3 no. antenna, 1 no. smart network camera and ancillary radio equipment and 1 no. equipment cabinets along with ancillary development thereto. (12/2) No objection. The Town Council acknowledges the importance of the ferry as part of the highway network for local residents.</p>
145.	<p>Tree Applications:</p> <p>I. T/2025/0004 14 Old College Park, Phoenix Way, Windermere: Fell the trunk of a willow. Fell 1 silver birch. (11/2) No objection. Very comprehensive reasoning provided in the application form to support and explain the request as well as mitigate damage to wildlife. Much appreciated.</p> <p>II. T/2025/0005 Woodhurst, Old Belfield, Bowness on Windermere: T1: Hornbeam. Crown reduction by approx 2 metres. Remove epicormic growth from lower branches and main stem. (12/2) TPO tree - the work seems reasonable but refer to LDNPA Tree officer.</p> <p>III. T/2025/0007 Rayrigg Road Car Park, Bowness on Windermere: Approximately 45 metre long section of lapsed hedge with mixed species; including broadleaves and evergreens; requires reducing to 1 metre. One conifer amongst the hedge line reduce to 1 metre. (13/2) No objection</p>
146.	<p>Non consultation notifications:</p> <ul style="list-style-type: none">7/2024/5690 Orrest Head House, Kendal Road, Windermere: Approval of details reserved by condition 3 (material and design details) and condition 4 (lime plaster) of listed building consent 7/2023/5310 - 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 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. Reinstate historic verandah to southeast elevation of main house.7/2024/5716 Troutbeck Bridge Swimming Pool, Troutbeck Bridge: Approval of details reserved by conditions 8 (sustainable surface water & foul water drainage



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	<p>scheme) and 11 (parking for construction vehicles) on planning application 7/2024/5052 (Construction of 18 hole adventure golf course, re-landscaping of existing car park and upgrade of front elevation of health club)</p> <ul style="list-style-type: none">• 7/2024/5717 Langbank Cottage, Kendal Road, Bowness-on-Windermere: Non-material amendment to planning application 7/2022/5136 (Construction of a new double storey extension to the front elevation) to move front door from side of house to the front.• 7/2024/5653 Bowfell Close, Middle Entrance Drive, Bowness-On-Windermere: Approval of details reserved by condition no 6 (renewable energy) of planning permission 7/2023/5654 - Erection of a single local occupancy dwelling.
147.	Tree Preservation Order: To note <ul style="list-style-type: none">• Tree Preservation Order TPO No. 477 Land at Cockshott Point, Windermere confirmed without modification as an unopposed order.
148.	Licensing Applications: None
149.	Follow Up List: This was reviewed and the clerk was asked to request an update on one case before the next meeting.
150.	Cumulative Impact Assessment (CIA) & Marshals request: It was noted that the W&FC Principal Licensing Specialist briefed the planning subcommittee prior to the meeting on 22 nd January. He reported that he is gathering further evidence to that supplied by the Town Council and intends to put a report to the Licensing Committee in the near future.
151.	Planning Decisions: These were noted.
152.	Date of Next Meeting: Wednesday 26 th February 2025 at 7pm, Langstone House.
153.	The meeting was closed at 8:16pm

Signed as a true and accurate record: