



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 March 2023 at 7pm

Minute No	
	Participants: Cllr Christine Cook (chair), Jenny Borer, Marina Davis, Sandra Lilley. Also Julie Hartley (clerk), Sally Parkyn (clerk designate), Steve Bavin (W&F Councillor), and 5 members of the public.
112.	Apologies for Absence Accepted: Adrian Legge (holiday)
113.	Minutes: The minutes of the meeting held on 22 nd February 2022 were approved for signature.
114.	Declarations of Interest: The planning sub-committee members declared a joint non-pecuniary interest in the application 7/2023/5161 (Ellerthwaite Depot). The development is proposed to be used for Town Council offices and meeting room, with the intention that Town Council will also be granted freehold interest in the property as a corporate body, with no benefit to any individual town councillor.
115.	Requests for Dispensations: The planning sub-committee were granted a general dispensation to speak regarding this application on the basis that it would otherwise be impossible to respond to the consultation.
116.	Public & Town Councillor Input: Russell Adams spoke in support of the application for which he is a consultant: 7/2023/5112 Windermere Business Centre, Oldfield Court, Windermere. He answered Councillors' questions regarding the purpose of the accommodation, explaining it was intended for workers in the tourism industry as a house of multiple occupancy. He drew the councillors' attention to the large parking area and easy access to parks and amenities for occupants. He noted that currently the building is underutilised, and the existing offices could all be accommodated on the ground floor after redevelopment. Brenda Gates spoke in opposition to 7/2023/5080, 7 Biskey Howe Park. As the next door neighbour she feels she would be negatively impacted by the development which would result in a property out of keeping with the scale and design of the existing properties and which would be overwhelmingly obtrusive. There would be a negative impact on the amenity of her property and the requirement to excavate the bedrock of the site posed risks to the stability of her property. The additional bathrooms would place excessive strain on the sewerage system. The development would cause traffic and access problems. She also raised legal concerns regarding an existing covenant. Richard Glenister, a local resident, spoke in opposition to 7/2023/5080, 7 Biskey Howe Park. He expressed his concerns regarding the negative impact of the development on access and



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	<p>traffic and the impact on the already struggling sewerage situation. He noted the need for local occupancy family housing not a second home or holiday let which this would be.</p> <p>Teddie Pattinson, a neighbour living at Gossel Park, objected to 7/2023/5080 7 Biskey Howe Park. She referred to the original covenant that any development should “benefit each and every part” of the Gossel Riding Estate. She recognises that this is outside the consideration of the Planning Sub-committee. She highlighted the negative impact on the heritage and character of the area being out of keeping with the architecture of the district and impact on the iconic view up to Gossel Riding from the Lake. The development would also have a negative impact on the light at number 6. She noted the concerns with access and the danger of increased traffic to pedestrians. The inability of the sewerage system to manage additional demand was a particular concern.</p>
117.	<p>Planning Applications:</p> <p>a) 7/2023/5050 Bowness Bay Information Centre, Glebe Road, Bowness: 1. Installation of solar photovoltaic panels on the south-facing roof of the building. 2. Installation of an air source heat pump to heat the building, requiring an external compressor unit on the back wall. 3. Like-for-like replacement of one timber back door. (16/3) <u>No objection</u></p> <p>b) 7/2023/5102 Land to the north of Rosthwaite Farm, Windermere: Farm diversification scheme including the siting of lodge-style caravans for holiday use and associated works (22/3) <u>Recommend Refusal:</u> It is recognized that the development covers two parish areas and that the comments of Cartmel Parish Council should also be taken into account. The following are the comments made by the sub-committee to the previous application. Little in the current application would make any substantial difference to these comments. This is an unattractive development of green land and should be refused on the grounds of design and negative impact on the environment. This is a sensitive, undeveloped area noted for landscape and scenic beauty on which this development would have a negative impact and may set a precedent for subsequent development. The reasons the subcommittee gave for recommending refusal on the previous application are still relevant. It is noted that there is significant doubt about this proposal being a farm diversification due to the scale of the development. There are significant concerns regarding transport and access issues and potential impact on road safety, given the narrowness of the road at this point and the quantity of additional traffic generated by the large development. These have not been addressed by the revised application. The proposal is in conflict with the vision of the National Park, as set out in the Local Plan. The sub-committee has heard and understood the concerns of neighbours and supports their objections to this application.</p>



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| | <p>c) 7/2023/5114 Location: 30 Oakthwaite Road, Windermere: Amendment to design, condition 2 on planning permission 7/2020/5746 for demolition of garages, erection of 4 flats (22/3)
<u>No objection</u></p> <p>d) 7/2023/5080 7, Biskey Howe Park, Windermere: Demolition of existing house and construction of new 5 bedroom dwelling (24/3)
<u>Recommend Refusal</u> due to:</p> <ul style="list-style-type: none">• Density and scale - the newly proposed dwelling would be considerably larger than the existing building and would not satisfy the needs of local families.• Layout - the planned location close to the boundary with Number 6 is unneighbourly and will dominate Number 6, affecting access to light. The need to excavate into the bedrock of the site poses unacceptable risks to the foundations of Number 6 which is built into the same rock strata.• Materials - the floor to ceiling glazing is not in keeping with the architecture of the area.• Heritage - the raised roof line will affect views from the lake up to the architecturally significant Gossel Riding.• Access & Traffic - the road is not suitable for the increase in traffic, with regards both to the construction traffic of a large development project and subsequent traffic to a large holiday let would cause.• Sewerage - the existing sewage system regularly blocks and floods into the grounds of neighbouring properties and the additional bathrooms proposed will place an unacceptable burden on the system.• Contravention of Policy 6 LDNP local plan - the application will have an unacceptable effect on the amenity of surrounding dwellings due to negative visual intrusion.• Previous similar decisions - in 2016, this council recommended Refusal for a similar development on this site, on grounds of scale and it's unneighbourly effect on nearby residences. In 2014 7/2014/5374 at 1 Biskey Howe Park was refused on the grounds the application would set a precedent for further development of dwellinghouses on adjacent similar land, so compounding the conflict with policies relating to the harm to character of the settlement.• If, however, LDNPA is minded to Approve, then a Local Occupancy clause should be attached, thus ensuring that the house would be the main or principal residence for a period of 6 months in any one year. This is on the grounds that the proposed building would be a <u>new-build</u> occupying a larger and completely re-orientated site. <p>e) 7/2023/5101 Corner Cottage, Old Hall Road, Windermere: Garage removal and detached dwelling on land to side of Corner Cottage (24/3)</p> |
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No objection as the ridge height of the new build will match Corner Cottage and the materials proposed are in keeping with the character of the area. Local occupancy needs to be enforced.

- f) **7/2023/5131 14, South Craig, Windermere:** Single storey extensions to the rear and the side (24/3)
No objection
- g) **7/2023/5112 Windermere Business Centre, Oldfield Court, Windermere:** Reconfiguration and provision of additional office accommodation on northwest corner at ground floor level and change of use of first floor from office accommodation and second floor from an apartment to a house in multiple occupation with associated infrastructure and ancillary facilities (24/3)
Recommend approval. The sub-committee believe it to be an excellent use of an underutilized space fulfilling a local need for staff accommodation. The large car parking area will be beneficial and the good behavior clause in the tenancy agreement should prevent antisocial behaviour impacting neighbours.
- h) **7/2023/5062 North Lodge, Longtail Hill, Bowness-On-Windermere:** Conversion of existing twin holiday let lodge to single holiday let and proposed new balcony to south/west elevation (30/3)
No objection
- i) **7/2023/5161 Council depot off the car park at Broad Street, Windermere:** To demolish the existing depot which is in a poor state of repair and replace with new single store building to be occupied by the Town Council (5/4)
No objection.
- j) **Notices of intention:** The Lake District National Park are informing the council of the applications
- I. **7/2023/5118 Land near 1 Orchard Cottages, Matson Ground, Windermere:** Wooden telegraph pole.
No objection
 - II. **7/2023/5120 Villa Bettina, Matson Ground, Windermere:** Wooden telegraph pole.
No objection
 - III. **7/2023/5119 Villa Amy, Matson Ground, Windermere:** Telegraph pole
No objection
 - IV. **7/2023/5117 Villa Amy, Matson Ground, Windermere:** Telegraph pole
No objection
 - V. **7/2023/5121 South Lodge, Windermere:** Wooden telegraph pole
No objection
 - VI. **7/2023/5122 Land near South Lodge, Windermere:** Wooden telegraph pole.
No objection



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	<p>VI. 7/2023/5123 Pipers Gate, Windermere: Wooden telegraph pole. <u>No objection</u></p> <p>VII. 7/2023/51124 Pipers Gate, Windermere: Wooden telegraph pole. <u>No objection</u></p> <p>VIII. 7/2023/5125 Lickbarrow Lodge, Lickbarrow Road, Windermere: Wooden telegraph pole. <u>The planning sub committee would ask that the objection from a local resident which requests a slight re-siting of this pole, is directed to the relevant authority.</u></p> <p>IX. 7/2023/5129 1 Orchard Cottages, Matson Ground, Windermere: Wooden telegraph pole. (23/3) <u>No objection</u></p>
118.	<p>Tree Applications:</p> <p>a) T/2023/0009 Beckermert Cottage, Ambleside Road, Windermere: T1 Oak - crown reduce by 2.5m to reduce the canopy size and remove the lowest branch growing out over the road to give clearance from high vehicles. (28/3) <u>No objection</u></p> <p>b) T/2023/0027 Fallbarrow Park, Rayrigg Road, Windermere: Crown raise trees around the park creating a 1-2m clearance. Crown raise tree over the road network 5.2m on main road and 4m on driveways. Crown raise tree over footpath and create a 2.5m clearance (3/4) <u>No objection.</u></p> <p>c) T/2023/0034 Yewgarth, New Road, Windermere: 1 Oak (T1) and 1 beech (T2) - Crown lift and balance, to allow more light to the property. (12/4) <u>No objection</u></p>
119.	<p>Licensing Applications: NONE</p>
120.	<p>Follow Up List The Clerk had circulated the list of outstanding enforcement cases from the LDNPA. There are no updates. The sub-committee are particularly concerned that no action has as yet been taken with regard to non compliance of a planning condition by Brown Sugar and request that LDNPA take action as a matter of urgency.</p>
121.	<p>Planning Decisions: NOTED</p>
122.	<p>Date of Next Meeting: Wednesday 26th April 2023 at 7pm, Langstone House. The meeting was closed at 8:02pm</p>

Signed as a true and accurate record: