



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 23rd August 2023 at 7pm

Minute No	
44.	Participants: Cllr Christine Cook (chair), Jenny Borer, Marina Davis & Sandra Lilley. Also Sally Parkyn (clerk), Westmorland & Furness (W&F) Councillor Steve Bavin and 6 members of the public.
45.	Apologies for Absence Accepted: Cllr Adrian Legge (annual leave: applications reviewed, report submitted)
46.	Minutes: The minutes of the meeting held on 26 th July 2023 were approved for signature.
47.	Declarations of Interest: NONE
48.	Requests for Dispensations: NONE
49.	Public & Town Councillor Input: Naomi Taylor - 7/2023/5429 High Fellside neighbour, spoke in objection to the application. Her three main concerns were safety, overlooking and overdevelopment of the site. Her safety concerns were regarding drainage and the retaining wall due to the previous failures of the buttresses and cracks in the retaining wall. She had a report, which she had commissioned from a consulting engineer (which had not yet appeared on the LDNPA portal), to give evidence to back up her concerns. Michael Baldwin - 7/2023/5429 High Fellside: neighbour, spoke in objection to the application. His main concerns were over development as there had been development creep after the initial applications were approved for the previous two plots sold resulting in buildings out of keeping in scale and resulting in the final plot with questionable suitability for building on. The issues caused by the location of the building in relation to the retaining wall and the issues with drainage and sewerage raised in the previous application he felt had not been adequately addressed. Helen Martin - 7/2023/5429 High Fellside: applicant. Reported back from her meeting with the W&FC Building Control officer, Mr Barber, the previous day. She noted that they would carry out any work required to make the wall safe should they be told to do so. She notes that Mr Barber felt the issue could be resolved by it being made a condition of the planning process once both engineers reports had been made available to W&FC. She went through a number of other issues raised by objectors and explained why she felt they were not relevant to the application or the measures that had been taken to address them.



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50.	<p>Planning Applications:</p> <p>a) 7/2023/5430 Craig Manor Hotel, Lake Road, Windermere: Replace existing timber wall cladding and slate roof cladding to the hotel's front elevation with new glazed entrance. Replace public area windows and doors to the hotel's rear elevation, including forming new bi-fold door opening onto proposed external terrace.</p> <p><u>Recommend Refusal</u> on grounds of design for the front of the building. Whilst proposed amendment to fenestration of the rear elevation is acceptable, the proposed design of the main entrance doors in the front elevation is incongruous and wholly out of keeping with the existing building.</p> <p>b) 7/2023/5429 High Fellside House, Kendal Road, Bowness-on-Windermere: Construction of a new 3 bedroom detached house following withdrawal of application 7/2023/5008</p> <p>Taken in isolation, the Planning Subcommittee would have no objections to the application to build a 2 storey, 3 bedroomed local occupancy house, set back from the road. This would be the 3rd and final plot on land considered, by LDNPA, as suitable for 3 units in their 2014 appraisal. The current plan addresses our earlier concern about over dominance.</p> <p>However, we are asked to consider the capacity of local infrastructure (public drainage and/or water systems) and whether the development may cause safety problems, particularly in regard to the retaining wall, and this is where we have a dilemma.</p> <p>We have received 2 opposing expert views on these issues. We feel there is no way that we are able to make any judgement on which of these expert views is correct, nor are we able to determine how much of this dispute is relevant to the planning authorities when reaching their decision or if one or both are issues for W&F Building Control to decide.</p> <p>Accordingly, we are unable to support or refuse this application as it stands and as such the Planning Sub Committee while passing on our considerations to LDNPA make <u>No Comment</u> on the application.</p> <p>Due to the complexity and volume of evidence submitted and the late receipt of several documents, we would recommend that this case be considered by the Development Control Committee.</p> <p>c) 7/2023/5426 & 7/2023/5427 Holehird Gardens, Patterdale Road, Windermere: Demolition of an existing conservatory and erection of a new extension to extend</p>
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the meeting room and ancillary accommodation; internal alterations to the WC layout; replacement door and windows; formation of an external door opening from an existing window opening. There are no works to the listed building.

No objection.

Existing structures have no particular merit and the proposed alterations will improve facilities for volunteers whilst not detracting from the overall appearance and design of the gardens

- d) 7/2023/5450 High Longlands, Longlands Road, Windermere: Amendment to condition 2 (plans) on planning permission 7/2022/5469 for a garage and workshop.

No objection

- e) 7/2023/5461 Lansdown, Kendal Road, Bowness-on-Windermere: Replacement of substandard dwellinghouse (inadequate foundations) with new dwellinghouse built in accordance with extant scheme approved under 7/2023/5299 for Alterations and extensions, demolition of outbuildings, reinstatement of driveway to improve visibility and associated works following withdrawal of 7/2022/5332.

No objection

The proposed design is a considerable improvement on the existing building. As the proposed building is described as a “replacement dwellinghouse” which will require replacement of inadequate foundations, it will be a new-build and should be subject to a local occupancy condition.

- f) 7/2023/5464 95, Windermere Park, Windermere: Replacement balcony.

No objection

- g) 7/2023/5470 High Cunsey Farm, Cunsey, Ambleside: Construction of new boathouse with first floor store room, wc and dayroom, extension to existing timber jetty, localised dredging and associated site works.

Recommend refusal

Whilst the committee have no objections to the redesigned boat house we feel the scale of the jetty is excessive encroachment into the lake. A jetty of 27 metres in length is significantly larger than would be required for a domestic recreational facility. Such a jetty would be capable of berthing at least five craft of average size, i.e. two on the north side of the jetty and at least three on the south side, these being in addition to several craft berthed within the boathouse.

- h) 7/2023/5472 Tandra, South Crescent, Windermere: Rear first floor balcony.

No objection



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	<p>i) 7/2023/5467 Plot 5, Land at Fell View, Windermere: New 4 bedroom house with attached garage. <u>No objection</u> provided local occupancy is strictly enforced.</p> <p>j) 7/2023/5395 North Highfield, Rayrigg Road, Windermere: Erection of a detached garage and workshop building. <u>No objection</u></p> <p>k) 7/2023/5367 8, Brow Close, Windermere: Replacement balcony, steps and windows. Amended plan. <u>Recommend refusal</u> The PSC had no objection to the like for like replacement steps when they considered this application in July and have no objection to a like for like replacement balcony to fit the existing footage. However the use of privacy screens would be incongruous and out of keeping with the appearance of the neighbouring properties. In addition, the co-joined properties may well be affected by light reflections from the glass screens.</p> <p>The committee would like to draw the planners attention to the ground floor windows which in the plan of the current layout are in keeping with the window in the upper floors. In the plans of the proposals they are shown as full length windows. These do not form part of the application and the Council would not wish there to be any confusion about what changes could be made should the application be approved.</p> <p>l) 7/2023/5493 Jackson & Graham, Lake Road, Windermere: Replacement windows & installation of an air source heat pump. <u>No objection</u></p>
51.	<p>Tree Applications:</p> <p>i. T/2023/0095 The Hollies, Hazel Street, Windermere: Irish Yew - Removal and Stump Grind. <u>Refer to LDNPA Tree Officer</u> This tree is in a conservation area and the committee can see no reason for felling rather than pruning.</p> <p>ii. T/2023/0099 St. Mary's Surgery, Ambleside Road, Windermere: Remove one ash tree.</p>



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	<p><u>No objection</u></p> <p>iii. T/2023/0101 Crown Rigg, Brantfell Road, Bowness-On-Windermere: T-1, Yew, reduce crown by 2m all round. T-2, Yew, reduce crown by 1m all round. <u>No objection</u></p> <p>iv. T/2023/0111 The Spinney, St. Marys Park, Windermere: T39 Birch within TPO 34A - Crown reduce the top of the tree by 3 metres and shape. <u>No objection in principle but TPO Tree to be considered by LDNPA Tree Officer</u></p>
52.	<p>Non consultation notifications: NOTED</p> <ul style="list-style-type: none"> 7/2023/5497 White Lodge Hotel, Lake Road, Windermere: Discharge of conditions 4 (Electric vehicle charging) and 5 (Renewable Energy) of planning permission 7i2023/5231
53.	<p>Appeals: To note</p> <p>The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 as amended Reference: 7/2021/6028 Appeal by: The Kenneth Scowcroft 1997 Settlement Site: Boathouse site adjoining Woodlands Boathouse, Storrs Park, Bowness on Windermere</p>
54.	<p>Licensing Applications: NONE</p>
55.	<p>Follow Up List</p> <p>The subcommittee reviewed the follow up list of enforcement cases that had been referred to LDNPA planners. The clerk was asked to write to the Enforcement Team to enquire about updates particularly in the case of Brown Sugar which still has not screened their air conditioning units.</p>
56.	<p>Illegal Camping:</p> <p>At the June meeting W&F Cllr Steve Bavin agreed to look into whether it constituted antisocial behaviour and if the police should act. He reported that the police should be informed of incidents (via 101) but if it is on Westmorland and Furness land people could also contact him. This issue will also be mentioned to Sgt Mellard who is attending the Full Council meeting in October.</p>
57.	<p>Cumulative Impact Assessment & Marshals request:</p> <p>The clerk informed the sub-committee that there had, disappointingly as yet, been no response to the recent follow up emails that had been sent to Sean Hall and Steph Corden at Westmorland and Furness Council. Steve Bavin has requested to be copied into the emails and will try to chase up. The lack of response is a serious concern for the sub committee.</p>
58.	<p>Planning Decisions:</p>



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	NOTED
59.	Date of Next Meeting: Wednesday 27 th September 2023 at 7pm, Langstone House.
	The meeting was closed at 8:23pm

Signed as a true and accurate record: