



# 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 24<sup>th</sup> May 2023 at 7pm

Minute No	
1.	<b>Participants:</b> Cllr Jenny Borer (acting chair), Marina Davis, Adrian Legge & Sandra Lilley. Also Sally Parkyn (clerk), Steve Bavin (W&F Councillor), Cllr Caroline Kearney (W&BTC to observe) and no members of the public.
2.	<b>Apologies for Absence Accepted:</b> Cllr Christine Cook (annual leave)
3.	<b>Minutes:</b> The minutes of the meeting held on 26 <sup>th</sup> April 2023 were approved for signature.
4.	<b>Declarations of Interest:</b> NONE
5.	<b>Requests for Dispensations:</b> NONE
6.	<b>Public &amp; Town Councillor Input:</b> NONE
7.	<b>Planning Applications:</b> <ol style="list-style-type: none"><li>a. 7/2023/5245 Melbourne Guest House, Biskey Howe Road, Windermere: Change of use of guest house two units of accommodation comprising (a) one principal dwelling or self-catering holiday letting accommodation (northern unit) and (b) to one self-catering holiday letting unit (southern unit) (19/5) <b>No objection</b> on material grounds, though the Council notes its concern that the house is not to be made available for much needed residential accommodation. Furthermore, holiday lets that are managed externally with no staff on site overnight greatly increase the potential for negative impacts locally such as noise and disorder which are difficult to control in residential areas.</li><li>b. 7/2023/5237 44, Ellerthwaite Road, Windermere: Change of use of bed &amp; breakfast to dwelling or self-catering holiday letting accommodation (23/5) <b>No objection</b> on material grounds, though the Council notes its concern that the house is not to be made available for much needed residential accommodation. Furthermore, holiday lets that are managed externally with no staff on site overnight greatly</li></ol>



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- c. 7/2023/5249: Lake District Boat Club, Glebe Road, Bowness-On-Windermere: Signage to both sides of the Club House (24/5)  
**No objection** The proposed signage is tasteful and in keeping with its surroundings.
- d. 7/2023/5260 Windy View, Windy Hall Road, Bowness on Windermere: Proposed garden office located in the garden of a newly built dwelling (25/5)  
**No Comment** but if approval is given recommendation that a condition of nonresidential use only be imposed.
- e. 7/2023/5257: Storrs Hall Hotel, Storrs Park, Windermere: Proposed erection of a new boat house with guest accommodation and associated external works (30/5)  
**Recommend refusal** on the grounds that this building would be an unacceptable intrusion into an undeveloped part of the lake shore, incrementally extending the urbanisation of the east shore of Windermere Lake's south basin on a site where no building currently exists.  
Furthermore, the proposed building would be significantly larger than a boathouse which, traditionally, would incorporate only a dayroom above a wet dock, without the proposed full residential facilities.  
Previous planning decisions by LDNP demonstrate that this is an inappropriate development on the lake shore.  
There will be a negative impact on visual amenity from the Lake looking to the shore and iconic grade 2 listed Stores Hall building as an area of natural shoreline would be lost.  
Material -out of character with local vernacular for example zinc roofing.  
All new builds in the national park should have local occupancy. Biodiversity and Geological Conservation are impacted by the development of the site with impact on an area of seminatural woodland where the drone shots included in the application already show extensive felling.



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- f. 7/2023/5269 5 Keldwyth Park, Troutbeck, Windermere: Proposed Detached Garage (30/5)  
**No objection**, provided that walls and roof are finished in the same materials and colour as those of the adjacent house and that rainwater is directed into a soakaway, not into the sewer.
- g. 7/2023/5268 18, Ash Street, Bowness on Windermere: Retractable fabric canopy over external seating together with installation of vertical perimeter panels comprising of render and glazing (30/5)  
**Recommend refusal**  
In May 2018, this Council recommended refusal for a similar development, when we returned the following:- *“Recommend Refusal. The modern design of the canopy is incompatible with the conservation area architectural vernacular, which is largely Victorian. Perhaps a period design, using cast iron would be more appropriate.”* Five years later, again we recommend REFUSAL on the same grounds. The proposed design is an unattractive modern box which is totally out of keeping with the vernacular style of the surrounding buildings at the heart of the Bowness Conservation Area made from unsuitable material appearing less an outdoor seating area and more a permanent building. This will cause noise and disturbance for neighbouring properties resulting from the use of the structure. Additionally, the Council believes clarification is needed on whether this development encroaches on public space.
- h. 7/2023/5255 Pearsall House, The Ferry Landing, Far Sawrey: Conversion and change of use to hotel with associated landscaping (31/50)  
**Recommend refusal.** The western shore of Windermere Lake has retained its quiet, unspoiled ambience which would be harmed irrevocably by the introduction of an hotel on this lakeside site. Additionally, the proximity of the proposed hotel to the existing Ferry House would significantly affect the privacy and well-being of its permanent residents. The issue of parking and problems with traffic queueing for the ferry mean access to the property will be difficult and make it harder for the many pedestrians using the road. There is a lack of infrastructure, particularly mains water and sewerage which would impact on lake water quality and



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thus on nature and biodiversity in the area. The application does not fully address the issues raised by the previous withdrawn application for holiday let accommodation. We note and commend to LDNPA the representations of residents of Ferry House and, in particular, those summarised by Mr and Mrs Blake.

- i. 7/2023/5250 Plot 4, Land at Lickbarrow Road, Windermere: New 4-bedroom house with attached garage (31/5)  
**No objection.** An attractive design incorporating local materials and design detail provided local occupancy requirements are enforced.
- j. 7/2023/5266 High Raise, Keldwyth Drive, Troutbeck Bridge, Windermere: Amendment to condition 2 (plans) on planning permissions 7/2023/5025 (Demolition of an existing house and construction of a replacement dwelling) for 1. The configuration of the windows and elevational treatments have been slightly revised. 2. The front alignment of the house has been set back from the road by 1 metre. 3. The basement has increased in size (due to on-site excavation issues) (7/6)  
**Recommend refusal** on grounds of inappropriate material, in particular the use of zinc. Such material is incongruous and out of keeping with neighbouring properties.
- k. 7/2023/5289 Parkside, College Road, Windermere: Remove and replace existing perished roofline woodwork with PVC fascias, soffits and bargeboards. Remove and replace existing plastic guttering and downpipes with new metal guttering and downpipes. Repair and paint render all over exterior of house, including chimney. Replace existing perished wooden frame windows and French doors with new aluminium frame windows and doors (grey). Replace existing exterior lighting with new LED up/down lighters. Remove existing perished wooden decking at the rear of the property, and replace with a new composite decking (13/6)  
**No objection**
- l. 7/2023/5299 Lansdown, Kendal Road, Bowness-On-Windermere: Alterations and extensions, demolition of outbuildings,



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	reinstatement of driveway to improve visibility and associated works following withdrawal of 7/2022/5332 (13/6) <b>No objection.</b> An improved design which is now in keeping with neighbouring properties.
8.	<b>Tree Applications:</b> T/2023/0059 Border Lodge, Birthwaite Road, Windermere: Reduce lateral limbs by 2-3m (6/6) <b>No objection</b>  T/2023/0064 Rampholme, Storrs Park, Bowness-On-Windermere: Prune overhanging branches - 1 oak (12/6) <b>No objection</b>
9.	<b>Licensing Applications:</b> NONE
10.	<b>Follow Up List</b> This was reviewed and the Clerk reported that LDNP had contacted her that afternoon with updates on several of the cases. A W&FC Licensing Officer had spoken to the clerk that afternoon regarding the Temporary Event Notices register.
11.	<b>Cumulative Impact assessment (CIA)</b> No update
12.	<b>Marshalls</b> Waiting to hear back from the Director of Thriving Communities. Also, from Bar Watch after their first meeting. Clerk to write to Bar Watch asking if they would like to include a W&BTC representative and possible input from the security companies.
13.	<b>Planning Decisions:</b> NOTED
14.	<b>Date of Next Meeting:</b> Wednesday 28 <sup>th</sup> June 2023 at 7pm, Langstone House. <b>The meeting was closed at 7:58pm</b>

Signed as a true and accurate record: