



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 26th July 2023 at 7pm

Minute No	
30.	Participants: Cllr Christine Cook (chair), Jenny Borer, Marina Davis & Sandra Lilley. Also Sally Parkyn (clerk) and 4 members of the public.
31.	Apologies for Absence Accepted: Cllr Adrian Legge (annual leave: applications reviewed, report submitted) Westmorland & Furness (W&F) Councillor Steve Bavin (family commitments)
32.	Minutes: The minutes of the meeting held on 28 th June 2023 were approved for signature.
33.	Declarations of Interest: NONE
34.	Requests for Dispensations: NONE
35.	Public & Town Councillor Input: Julian Lemin neighbour of 7/2023/5367 8, <i>Brow Close</i> spoke to draw the Council's attention to his letter of objection and be available to answer questions should they arise.
36.	Planning Applications: <ul style="list-style-type: none">a) 7/2023/5373 Woodside, Smithy Lane, Bowness-On-Windermere: Replacement dormer window, additional velux window, provision of PV panels and replacement of concrete roof tiles with redland cambrian slates. No objection on material grounds however the subcommittee would prefer the use of locally quarried natural slate laid in diminishing courses as a roofing material to be in keeping with the vernacular and most neighbouring properties. Ensuring that rainwater be directed into a soakaway or natural water course not the mains drainage would be desirable.b) 7/2023/5367 8, <i>Brow Close</i>, Windermere: Replacement balcony, steps and windows Recommend refusal on the grounds of negative impact on neighbouring properties due to significant loss of privacy caused by overlooking. Applying the 45 degree rule the balcony will also affect the light in adjacent properties. An additional consideration is loss of amenity caused by probable noise and disturbance when in use. The introduction of a balcony in a terrace of properties would be out of keeping with the overall design. There would be no objection to like for like replacement of the steps.c) 7/2023/ 5383 3 Northfield, Newby Bridge, Ulverston: Construction of timber jetty parallel to shoreline. No objection The proposed jetty would have minimal effect on the visual amenity of this part of the lake and would cause no hazard to navigation.



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	<p>d) 7/2023/5385 Land adjacent Middle Entrance Drive, Bowness on Windermere: Proposed erection of a single local occupancy dwelling (Reserved Matters) No objection provided that rainwater be directed into a soakaway or natural water course not the mains drainage. Local occupancy clause must apply.</p> <p>e) 7/2023/5396 Primrose Mount, Longlands Road, Bowness-on-Windermere: The demolition of an existing dwelling and detached garage and the erection of a 2 storey 5 bedroomed detached dwelling with integral double garage following withdrawal of planning application 7/2022/5729 No objection provided that rainwater be directed into a soakaway or natural water course not the mains drainage. Local occupancy clause must apply.</p> <p>f) 7/2023/5405 Glen Wynne, Broad Street, Windermere: Change of use former guest house owners accommodation to self-contained holiday accommodation (retrospective) No comment</p> <p>g) 7/2023/5378 13, North Craig, Bowness-on-Windermere: The demolition of two existing garages and the extension of the existing dwelling. No objection</p> <p>h) 7/2023/5409 2, Langrigge Court, Bowness-On-Windermere: New cantilevered balcony including converting existing window to door. Recommend refusal on the grounds of negative impact on neighbouring properties due to significant loss of privacy caused by overlooking and loss of amenity of neighbouring properties. This balcony has the same issues with lack of privacy that were noted in the planners report for the previous application 7/2023/5053. The fact the first floor balcony was granted should not set a precedent for approval of the second floor balcony.</p>
37.	<p>Tree Applications:</p> <p>i. T/2023/0080 Lone Oak, Elleray Road, Windermere: Fell 1 Leylandii conifer. No objection however as this application is in a conservation area it should be reviewed for a TPO by LDNPA tree officer.</p> <p>ii. T/2023/0087 Hazel Bank Guest House, Hazel Street, Windermere: T1 magnolia - reduce by 2m in height and prune to shape. T2 eucalyptus - reduce by 3m in height and reduce side branches in and shape. No objection</p>



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	<p>iii. T/2023/0088 Hideaway Hotel, Phoenix Way, Windermere: G1 conifers, laurel and rhododendron group to trim and shape. <u>No objection</u></p>
38.	<p>Non consultation notifications: NOTED</p> <ul style="list-style-type: none">7/2023/5366 Longtail Howe, Meadowcroft Lane, Ferry Nab, Windermere: Approval of details reserved by condition no 7 (Landscaping scheme) on planning approval ref 7/2017/5215 for front and rear extensions and alterations together with new access onto Lindeth Drive.T/2023.0082 Cedar Manor Hotel Ltd, Ambleside Road, Windermere: 1 cedar tree - remove dead branches from northern side of tree (5 day notice)
39.	<p>Licensing Applications: NONE</p>
40.	<p>Follow Up List The subcommittee reviewed the follow up list of enforcement cases that had been referred to LDNPA planners. They noted the helpful correspondence from LDNPA Planning regarding enforcement notices.</p>
41.	<p>Illegal Camping: At the June meeting W&F Cllr Steve Bavin agreed to look into whether it constituted antisocial behaviour and if the police should act. While he was unable to attend this meeting, he reported that the police should be informed of incidents. Clerk to clarify if that means it is worth reporting to police as action will be taken. Also do residents need to inform W&FC in addition to the police so they are aware of the size of the issue?</p>
42.	<p>Planning Decisions: NOTED</p>
43.	<p>Date of Next Meeting: Wednesday 23rd August 2023 at 7pm, Langstone House.</p>
	<p>The meeting was closed at 7.49 pm</p>

Signed as a true and accurate record: