



# 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 27<sup>th</sup> September 2023 at 7pm

Minute No	
60.	<b>Participants:</b> Cllr Christine Cook (chair), Jenny Borer, Marina Davis, Adrian Legge & Sandra Lilley. Also Sally Parkyn (clerk) and 22 members of the public.
61.	<b>Apologies for Absence Accepted:</b> NONE
62.	<b>Minutes:</b> The minutes of the meeting held on 23 <sup>rd</sup> August 2023 were approved for signature.
63.	<b>Declarations of Interest:</b> NONE
64.	<b>Requests for Dispensations:</b> NONE
65.	<b>Public &amp; Town Councillor Input:</b> 7/2023/5508 Windermere Business Centre: Jeff Jackson of Oldfield Court spoke in objection to the application noting the adverse impact on the residents of Oldfield Court and Park Avenue shown by the twenty five letters of objection. The number of parking spaces in application 7/2023/5223 was already insufficient with no provision for motorbikes and electric vehicle charging. Taking up the car park to put in houses would put additional pressure on the already very busy surrounding streets. This would have an impact on road safety which is of particular concern as it is a major thoroughfare for access to the local schools. The style is not appropriate for the conservation area. They would tower over the properties on Park Road and be overbearing. It shouldn't be approved until work on application 7/2023/5223 is complete and the impact of the work can be seen and the parking situation.  7/2023/5508 Windermere Business Centre: Linda Love of Adam Place Guest House noted there were additional concerns about the building there due to drainage and flooding issues.  7/2023/5508 Windermere Business Centre: Russell Adams (Consultant) spoke in support of the application. He acknowledged the concerns of the objectors. He felt the opportunity to engage with the planners prior to submission would have resulted in a different application as the Lake District National Park Authority (LDNPA) planners had raised many of the same concerns. He informed the Planning Subcommittee that application 7/2023/5223 would only need 4 parking spaces as the House of Multiple Occupancy would be let to a single large business such as a hotel who would transport their staff by bus. He stated that it would be necessary to reorient the building plans and amend them significantly.  7/2023/5528 St Anne's, Elleray School. Russell Adams (Consultant) spoke in support of the application noting it was well screened by mature trees which would be retained as would most of the mature trees only losing some category C trees. The site was tucked away due to



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the topography of the site. He confirmed there was a definite demand for three-bedroom local occupancy homes. When questioned about the drainage issues he said the detail was yet to be decided but he understood that the EA would accept a package treatment works over connection to the mains sewerage system where appropriate, but this had to be determined and he understood and supported the reservations expressed by United Utilities in their request for a conditional caveat were planning permission to be granted.

66.

### Planning Applications:

- a. 7/2023/5508 Windermere Business Centre, Oldfield Court, Windermere: Erection of three local occupancy residences with associated infrastructure and ancillary facilities. (19/9)

#### **Recommend REFUSAL**

On grounds of design and density: The modern flat-roof design and choice of materials are unacceptable in this location within Windermere's Conservation Area, being entirely out of keeping with the vernacular style of the immediate area and of Windermere as a whole. The proximity of the proposed dwellings to the existing semi-detached properties immediately to the south-west, Nos. 9 to 13 Park Avenue, would have an overbearing effect on their amenity and privacy. The proposed building would occupy the space currently used for parking by six or seven cars, thereby significantly increasing the inconvenience of cars parking in Oldfield Court and all of the surrounding streets. It is noted that the plan for the proposed three dwellings provides parking within the curtilage for only two cars. The location in an area prone to flooding within 20m of a watercourse is a significant concern. There would also be a considerable loss of trees and bushes.

- b. 7/2023/5512 Howethwaite, Helm Road, Bowness-on-Windermere: Single storey extension (amendment to approved planning application 7/2022/5673) (21/9)

#### **NO OBJECTION**

This is a minor proposed change which does not appear to result in any adverse consequences.

- c. 7/2023/5523 & 7/2023/5451 Priory Manor, Rayrigg Road, Windermere: Replacing existing hardwood single opening patio doors x 2 (currently painted white) with White Aluminum Triple Track Toughened Sliding Patio Doors Low E Argon Filled Double Glazed Units Replace Existing Hardwood Front Door with Hardwood Half Glazed Front Door Reply (26/9)

#### **NO OBJECTION.**

The proposed replacement front door is of a most appropriate design. However, we would prefer that the sliding door were to be manufactured in the same timber .



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- d. 7/2023/5525 Hill Of Oaks & Blakeholme Caravan Park, Newby Bridge: Application for development not in compliance with Condition 1 of planning permission 7/2023/5037: "The use of the land for the purposes of the siting of 234 caravan/lodge pitches, 24 tourers, 8 pods, 2 chalets, and 3 safari tents (271 pitches), new electrical supply works, remedial works to pitches including plots 96 & 156m and lighting management plan - amended layout and remedial works" to allow for the replacement of chalets and formalisation of general arrangement of previously approved lodges. (28/9)  
**NO OBJECTION**  
The Planning Subcommittee (PSC) is in agreement with the recommendations of Cartmel Fell Parish Council
- e. 7/2023/5529 Rustlings, 6, Annisgarth Drive, Windermere: Re-submission of application Ref: 7/2023/5311: Demolition of existing dwelling. Erection of replacement dwelling. (28/9)  
**Recommend REFUSAL.**  
As the proposed building will be very close and in an elevated position due south of a neighbouring property, the addition of a third storey would have a significantly detrimental effect on the amenity of that neighbouring property by blocking direct sunlight, particularly during winter months when the sun is at its lowest elevation. Although the scale has been reduced from the original application a 5 bedroom 3 storey property is still proposed as a replacement for a 5 bedroom 2 storey one and it therefore remains overly dominant and would result in the building being unnecessarily overbearing which would impinge on the neighbour's privacy. The design is also not in keeping with the local vernacular featuring larch cladding, concrete tiles and grey aluminium windows not in keeping with surrounding area.  
The Planning Subcommittee would like to draw the planners' attention to the lack of a public notice at the site.
- f. 7/2023/5416 Fairfield House, Brantfell Road, Bowness-on-Windermere: Demolition of existing detached owner's accommodation annexe, and demolition of existing utility room extension to the guest house. Erection of a new owner's accommodation annexe, creation of a new guest bedroom, creation of a new external door opening and window to the guest house. (29/9)  
**NO OBJECTION.**  
The proposed design remains in keeping with remainder of the building.
- g. 7/2023/5528 St Annes Elleray School, Windermere: The erection of up to 5 no. dwellings with associated infrastructure and ancillary facilities in Outline with the primary access point defined. (3/10)  
**NO OBJECTION**



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	<p>To the outline application in principle, provided that the local occupancy condition (used only as permanent or main residence) is strictly adhered to and subject to satisfactory drainage treatment and sewage system (ideally connecting to the main sewage network) being agreed with United Utilities and the developer.</p> <p>h. 7/2023/5349 North Lodge, Longtail Hill, Bowness-On-Windermere: Proposed new garage/canoe store to land to the rear following demolition of existing garage. (5/10) <b><u>NO OBJECTION</u></b></p> <p>i. 7/2023/5532 &amp; 7/2023/5533 Hazelrigg, Kendal Road, Bowness-On-Windermere, Windermere: Demolition of ancillary accommodation to replace with a new 4 bedroomed annexe (11/10) <b><u>NO OBJECTION.</u></b> This is a well-considered redevelopment. There are concerns that the very modern design and appearance does not sit easily with the Grade II listed Hazelrigg. It may help it to blend in if timber window frames were used rather than aluminum (as offered in the plans). Rainwater should be directed into a soakaway, not into the public sewer.</p> <p>j. 7/2023/5329 2 North Field, Newby Bridge, Ulverston: Construction of detached Boathouse in connection with 2 Northfield, Newby Bridge (11/10) <b><u>NO OBJECTION.</u></b> This is an appropriate design, similar in style to traditional lakeside boathouses but with some modern features. The Planning Subcommittee suggests the addition of conditions that it's use is ancillary to the house and with no overnight accommodation to ensure it is used only for its stated function.</p> <p>k. 7/2023/5549 24 Orrest Drive, Windermere: Single story rear extension. External landscape steps and store. (16/10) <b><u>NO OBJECTION.</u></b> Because of the steep slope at the rear of these houses and the high boundary walls and fences, the proposed extension will have no detrimental effect on the neighbouring properties.</p>
67.	<p><b>Tree Applications:</b></p> <p>i. T/2023/0118 St Martins Church, Lake Road, Off St Martins Place, Bowness-On Windermere: Predominantly Yew trees, 1 x Holly and various shrubs to be crown lifted to 2.5 metre above pavements around perimeter of St Martin's Church and prune back any overhanging branches over the highway to 5.2 metres (27/9) <b><u>NO OBJECTION.</u></b></p>



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	<p>ii. T/2023/0121 Hammarbank Car Park, Windermere: Coppicing of small Hazel (1 of) and Goat Willow (3 of) (5/10) <b><u>NO OBJECTION.</u></b></p> <p>iii. T/2023/0128 Christian Science Church, Birthwaite Road, Windermere: Crown raise 1 Sycamore and 1 Beech overhanging the church roof, in Group 1 as shown on the sketch plan. (13/10) <b><u>NO OBJECTION.</u></b></p>
68.	<p><b>Non consultation notifications: NOTED</b></p> <ul style="list-style-type: none"><li>• T/2023/0116 Windermere Marina Village, Bowness On Windermere: Remove two groups of dead/dying ash trees and 1 dead limb from a oak tree - 5 day notice</li><li>• 7/2023/5492 Rockery Wood, South Crescent, Windermere: Non material amendment to planning permission 7/2022/5744 (Amendment to design condition 9 (plans) on planning permission 7/2021/5710 construction of a new 2 storey, 3 bedroom dwelling. Works include the demolition of a sun room attached to the existing house, which is to be retained) - amendments to the fenestration, cladding and solar panels (LDNPA approved unconditionally)</li><li>• 7/2023/5445 The Dairy, Bellman Ground, Bowness-On-Windermere: Confirmation of condition 3 (finished colour and appearance of the larch cladding) on planning application 7/2022/5754 - Single storey extension to rear of dwelling (LDNPA Complies with condition)</li><li>• 7/2023/5497 White Lodge Hotel, Lake Road, Windermere: Discharge of conditions 4 (Electric vehicle charging) and 5 (Renewable Energy) of planning permission 7/2023/5231 (LDNPA Complies with conditions)</li></ul>
69.	<p><b>Appeals: To note</b> NONE</p>
70.	<p><b>Licensing Applications:</b> NONE</p>
71.	<p><b>Follow Up List</b></p> <p>The subcommittee reviewed the follow up list of enforcement cases that had been referred to LDNPA planners. The clerk had written to the Enforcement Team and in response to their reply noted that Brown Sugar was still not screened and PSC would like an update before their next meeting. It was agreed to archive the text of the cases where enforcement notices had been issued.</p>



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	The PSC's attention has been drawn to the developments at the Rockerfeller and it has been added onto the follow up list to ensure that it is compliant with planning and licensing conditions.
72.	<b>Illegal Camping:</b> This issue will be raised with Sargent Mellard at the Full Council meeting and with Tony Watson LDNPA Head of Safer Lakes at a date to be confirmed.
73.	<b>Cumulative Impact Assessment &amp; Marshals request:</b> The clerk informed the sub-committee that the proposed meeting had been postponed with a new date to be determined. The next Licensing Committee is on November 7 <sup>th</sup> so the clerk and PSC will work to ensure that it is added to the agenda for that date.
74.	<b>Planning Decisions:</b> NOTED
75.	<b>Date of Next Meeting:</b> Wednesday 18 <sup>th</sup> October 2023 at 7pm, Langstone House.
	<b>The meeting was closed at 8:36pm</b>

Signed as a true and accurate record: