



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 28th June 2023 at 7pm

Minute No	
15.	Participants: Cllr Christine Cook (chair), Marina Davis & Sandra Lilley. Also Sally Parkyn (clerk), Steve Bavin (W&F Councillor) and 2 members of the public.
16.	Apologies for Absence Accepted: Cllrs Jenny Borer & Adrian Legge (annual leave)
17.	Minutes: The minutes of the meeting held on 24 th May 2023 were approved for signature.
18.	Declarations of Interest: NONE
19.	Requests for Dispensations: NONE
20.	Public & Town Councillor Input: Simon Hawkes neighbour to 7/2023/5191 Burnthwaite, Kendal Road, Bowness-on-Windermere: Proposed side and rear extension, new dormers to front and rear and internal alterations following withdrawal of application 7/2022/5597 (16/6) The neighbour objected to the plans on the grounds that while an improvement the proposed extension would be significantly larger than his and so overbearing. The bifold doors and patio indicate a big social space with the building accomodating up to 10 people. This could represent a loss of amenity for the residents to the rear of the property due to noise. The development is in a conservation area and the houses are built in pairs. The addition of the front dormer would remove the symetry of the design of the cojoined preoperties, Burnthwaite & May Cottage. The side extension reaching to the front will cause further asymetry. These along with the rear bifold doors are not in keeping with the conservation area. The removal of the hedge which is planted on May Cottage's land will represent unmitigated loss of biodiversity. The potential to become holiday lets for up to 10 people will add an additional 4 bathrooms to the sewage network.
21.	Planning Applications: a) 7/2023/5215 Location: Site adjacent to Ghyll Head Outdoor Education Centre, Ghyll Head, Bowness-On-Windermere: Construction of boat store with dayroom above (16/6)



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Recommend refusal on the grounds of negative impact on the landscape, inappropriate design & appearance and difficult access/traffic issues with proposed temporary parking on the grass verge of the extremely busy A592. A Boat store with a third storey dayroom and balcony does not equate with the basic premise of practical storage and as such would contribute to overdevelopment of the lake shore. Should the LDNPA be minded to approve there will be a need to show that any planned sewage treatment will not affect water quality in accordance with Policy 24 Lakeshore Development of the Local Plan.

- b) 7/2023/5309 & 7/2023/5310 Orrest Head House, Kendal Road, Windermere: Alterations and external works to building ancillary to house. Form new structural opening between kitchen and utility room in existing house to create larger kitchen. Renovate ancillary building, attached to house, currently used as storage to create habitable space for the existing dwelling. Refurbishment of ancillary building to include install new groundwater drainage system, new insulated limecrete floor to ground floor, new timber floor at first floor, new windows, insulation internally to all external walls, new partitions to form bedrooms, shower rooms/wcs, remove cement mortar to East elevation, lime render and lime wash, to other elevations rake out and repoint stonework externally with lime mortar. Reinststate historic verandah to southeast elevation of main house. (19/6)

Recommend approval sympathetic improvements/additions to modernize and utilise the whole of the building and re-instate the original verandah design.

- c) 7/2023/5312 4, Annisgarth Drive, Windermere: 2-story extension along the existing South-west elevation and replace existing doors and windows (20/6)
No objection on material grounds however the subcommittee have serious concerns about the loss of 7 trees, all early mature and with normal vitality. It would be helpful if the Lake District National Park Authority (LDNPA) Tree Officer could review the necessity for this before approval. There are also concerns about the need for a Bat emergence survey to determine if a Natural England license will be needed which should be carried out before approval is granted.
- d) 7/2023/5322 Blackwell Lodge, Newby Bridge Road, Windermere: Demolition of conservatory and existing dormers, construction of front and rear extensions and new dormers for addition of 4th Bedroom, new garage and home office (22/6)
No objection
- e) 7/2023/5315 5, Keldwyth Park, Troutbeck Bridge: Alterations and extensions. (27/6)
No objection on material grounds however the subcommittee have serious concerns about the loss of 3 trees, including a mature oak. It would be helpful if the LDNPA Tree Officer could review the necessity for this before approval.



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- f) 7/2023/5316 Stonethwaite, Birthwaite Road, Windermere: To replace two number existing flat roofed bay windows on West elevation with two new pitched roof bay windows, both on the same plan shape. (27/6)
Recommend approval
- g) 7/2023/5311 Rustlings, 6, Annisgarth Drive, Windermere: Demolition of existing dwelling. Erection of replacement dwelling. (27/6)
No objection on material grounds however the subcommittee would prefer the use of slate tiles on the roof rather than concrete in keeping with the local vernacular. A local occupancy clause would be a welcome addition if possible.
- h) 7/2023/5325: Woodlands, Storrs Park, Bowness-On-Windermere: Refurbishment and extension to the main house and garage (28/6)
No objection on material grounds however the subcommittee have serious concerns about the loss of 9 trees. It would be helpful if the LDNPA Tree Officer could review the necessity for this before approval. A local occupancy clause would be a welcome addition if possible. The subcommittee would prefer the use of local stone cladding rather than timber cladding in keeping with the local vernacular.
- i) 7/2023/5328 The Willowsmere, Ambleside Road, Windermere: Conversion of existing hotel into 7no. holiday let apartments. Removal of a single storey glazed lean-to at the front of the building and reinstatement of the facade and fenestration. (29/6)
No objection 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.
- j) 7/2023/5335 Miller Howe Hotel, Rayrigg Road, Windermere: Alterations and extensions: replacement orangery, bar/lounge extension, portico and new restaurant entrance, dormer windows, new terrace and replacement balconies (30/6)
No objection
- k) 7/2023/5305 1 Barden Mead, Thornbarrow Road, Windermere: Side extension to link detached garage to house with four cottage dormers to garage roof. Reply by: (5/7)
No objection
- l) 7/2023/5339 32, Limethwaite Road, Windermere: New front and rear slated dormers to dwelling. (5/7)
No objection



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- m) 7/2023/5191 Burnthwaite, Kendal Road, Bowness-on-Windermere: Proposed side and rear extension, new dormers to front and rear and internal alterations following withdrawal of application 7/2022/5597 (16/6)
Recommend refusal. While the subcommittee acknowledge that the new design with the removal of the roof terrace is a distinct improvement significant areas of concern remain. The design and appearance are inappropriate in a conservation area. The proposed dormer to the front and side extension will destroy the symmetry with the adjoining property which is an important feature of the design of this Pattinson house in the Bowness conservation area. The use of bifold doors in the rear extension is similarly unacceptable in this location and have the potential to affect the amenity of the properties to the rear due to noise.
The removal of the hedge which is planted on the neighbours property seems both unnecessary to the plan and represents a loss of biodiversity which the subcommittee cannot support.
- n) 7/2023/5327 South Wood, Ambleside Road, Windermere: New build dwelling house. (11/7)
Recommend refusal on the grounds of design and appearance. The extensive use of cedar cladding and a living wall are materials out of keeping with the vernacular and with the neighbouring 19th century villa South Wood with its slate roof and white render. The style of the windows and linking flat roof section are similarly out of character. If the LDNPA are minded to grant approval a local occupancy condition should be enforced.
- o) 7/2023/5348 2, Mylnbeck Court, Windermere: Replacement of living room door & windows to west elevation with bi-fold doors. (12/7)
No objection
- p) 7/2023/5300 Woodcroft, Middle Entrance Drive, Bowness-On-Windermere, Windermere: Erection of two new dormer windows and widening of one existing dormer. (14/7)
No objection
- q) 7/2023/5361 The Melbourne Guest House, Biskey Howe Road, Windermere: Change of use of guest house to two units of accommodation comprising (a) one principal dwelling or self-catering holiday let unit (northern unit) and to one local occupancy dwelling or self-catering holiday let unit (southern unit) following approval of application 7/2023/5245 (18/7)
Recommend approval as it increases the potential stock of local occupancy dwellings.
- r) 7/2023/5368 30, South Craig, Windermere: Construction of single storey extension to rear of existing dwelling. (19/7)



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	<p><u>No objection</u></p>
22.	<p>Tree Applications:</p> <ol style="list-style-type: none">1. T/2023/0067 1 Oakland, Carriage Drive, Windermere: Remove 1x Fir tree (labelled A on plan) (19/6) Unable to comment. The handwritten plans were so unclear that it was not possible for the subcommittee to determine if there was any necessity to fell the tree. The application should be referred to the LDNPA Tree Officer.2. T/2023/0070 Robin Hill, Longlands Road, Bowness-On-Windermere: Fell 3 trees (2 x Sawara Cypress & 1 x yew) (27/6) Recommend refusal and refer to LDNPA Tree Officer. The tree with the TPO is not clearly identified on the application and will require evidence to support its removal. All these three trees are classed as mature with normal vitality, moderate to moderately good condition. There seems no good reason to fell these healthy trees. On this site, in <u>May 21</u> 7 trees were felled to accommodate this new build; in <u>Nov 21</u> 2 trees and a hedge were felled; in <u>June 22</u> an Oak tree was felled. Now there are 3 more trees proposed to be felled plus those in T/2023/0077 below. The Town Council would very much appreciate the LDNPA Tree Officer reviewing the overall necessity of these applications.3. T/2023/0077 Robin Hill, Longlands Road, Bowness-On-Windermere: See tree survey (18/7) No Objection. These trees have been identified as dead or dying.
23.	<p>Tree Preservation Orders (TPO): TPO (No. 463) Order 2023 Miller Howe Hotel, Windermere The Council commend the LDNPA's decision to add a TPO at the site.</p>
24.	<p>Licensing Applications:</p> <ul style="list-style-type: none">• Fallbarrow Hall, Rayrigg Road, Bowness on Windermere: application for a premises licence. No objection
25.	<p>Follow Up List</p> <p>The sub committee reviewed the follow up list of enforcement cases that had been referred to LDNPA planners. They noted the publication of an enforcement notice relating to the hours of construction at White Lodge Hotel. There were no further updates and decision was made to move closed cases to an enforcement archive document to keep the follow up list a manageable length.</p>
26.	<p>Cumulative Impact assessment (CIA) & Marshalls request:</p>



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	<p>Letters containing additional evidence were reviewed. They are awaiting the addition of the final incidents and will be sent next week copying in Steve Bavin (W&F Cllr) and Becky Hunter (Police).</p> <p>The Clerk briefed the subcommittee about the premises license conditions and review process following advice from the W&FC licensing officer.</p> <p>An email has been received from James Tasker of Barwatch promising an update soon. The clerk will follow this up with him and Lloyd Price of Barwatch with an update on the progress of the CIA.</p>
27.	<p>Illegal Camping:</p> <p>The Planning Subcommittee discussed what actions could be taken on this issue following an incident when a resident reported camping at Rayrigg Jetty lakeshore and the police said they did not act on this issue. W&F Cllr Steve Bavin agreed to look into whether it constituted antisocial behaviour and if the police should act.</p>
28.	<p>Planning Decisions:</p> <p>NOTED</p>
29.	<p>Date of Next Meeting: Wednesday 26th July 2023 at 7pm, Langstone House.</p>
	<p>The meeting was closed at 20:47pm</p>

Signed as a true and accurate record: