



WINDERMERE TOWN COUNCIL

Representing the interests of the communities of Windermere, Bowness and Troutbeck Bridge

Minutes of the Meeting of the Planning sub-committee 21st November 2018 at 7.00pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p>Present: Cllrs Jenny Borer (in the chair), Sandra Lilley, Magda Khan & Adrian Legge. Also: Mrs Julie Hartley, Town Clerk, Cllr Alan Hands and 2 members of the public. The meeting opened at 7.00pm.</p>
40.	<p>Apologies and absence: Cllr Sandra Britton, who has also confirmed her resignation from this sub-committee.</p>
41.	<p>Minutes: The minutes of the meeting held on 24th October were approved and signed.</p>
42.	<p>Declarations of Interest: NONE</p>
43.	<p>Requests for Dispensations: NONE</p>
44.	<p>Public & Town Councillor Input <u>Mr Peter Winter</u> spoke on behalf of his clients concerning planning application 7/2018/5663 (1 Priory Mews). He explained the background to this proposal, which had been the subject of a previous application, rejected by the LDNPA due to the siting of the building and potential impact on trees in what is an old wooded area. This new proposal sites the building in the optimum part of the site to have the least impact on tree roots. Where trees are to be removed, the planting plans reflect lots of variety of the current woodland, including a good amount of native trees. Cllrs Legge and Khan asked questions concerning any discussions that have already taken place with the LDNPA and the timing for new planting. Cllr Borer thanked Mr Winter for his input. <u>Mr Stephen Broadfield</u> spoke about application 7/2018/5621 (5 and 5a Grosvenor Terrace). Mr Broadfield's property looks onto the restaurant at the back. He has written a long and detailed letter to the LDNPA which is on the planning website and which Councillors have had access to. His key concerns are the siting of the air conditioning unit, the expansion of the restaurant, and how close the back balcony is to his property. Also he wished to re-iterate his serious concern that this development has already taken place without any permissions. <u>Cllr Alan Hands</u> wished to air his concerns about applications 7/2018/5629 (Retail premises, Laurel Bank), which represents a further expansion of food businesses, when the area is already saturated, in his opinion. Cllr Borer explained that, although sympathetic to this view, commercial competition cannot form part of planning considerations. Also, Cllr Hands highlighted his worries about application 7/2018/5609 (Rosthwaite) and pointed to the very large amount of hotel rooms compared to the very few car parking spaces or amenities. Cllr Borer thanked him for his input and assured him that these views will be taken into account in the considerations of the planning sub-committee when making their recommendations to the LDNPA further down the agenda.</p>

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45.	<p>Member/Clerk Announcements:</p> <p>The Clerk announced that she has arranged for Neil Henderson (LDNPA) to attend the sub-committee meeting in January to discuss with members the role of the LDNPA in planning. She has also provided dates to Lambert Smith Hampton for their attendance to present early ideas about the proposals from SLDC to expand car parking provision in the area. All Town Councillors will be invited to this presentation.</p>
46.	<p>Planning Applications:</p> <p>The following recommendations were agreed:</p> <p>a)7/2018/5621: 5 & 5a Grosvenor Terrace, Bowness: Conversion of flat above existing restaurant into dining area. Construction of decking and balustrade to forecourt. Installation of air conditioning external unit to gable wall (retrospective).</p> <p>Councillors have no objection to the forecourt decking and balustrade which matches other businesses in the area and is of tidy appearance. They have serious concerns about the siting of the unsightly air conditioning unit so close to the neighbouring property and believe this constitutes a loss of amenity to the neighbour. The change of use from residential is regrettable given the pressure for housing in the area and the plans for the restaurant (amount of covers) look to be in excess of what the property can contain (particularly with regard to safety considerations and sanitary provisions). They recommend as follows:</p> <p>No objection to forecourt.</p> <p>Refusal of permission for the air conditioning unit and removal or re-siting on the basis that it is visually unsightly and intrusive to neighbours.</p> <p>Refusal of permission to change use, on the basis that the expansion plans are in excess of what the property will be able to contain safely and without impact on neighbours. (NB if the application cannot be split as described above, the overall recommendation is refusal and removal of what is already in existence).</p> <p>b)7/2018/5616: 7 Brantfell Walk, Bowness: Variation on condition 2 on application 7/2017/5785 (granny annexe) to reduce size of building. (Deadline 20 Nov)</p> <p>Recommend Approval. This is an understandable change given the drainage discoveries.</p> <p>c)7/2018/5574: 1 Runnel Cottage, Sunny Bank Rd, Windermere: 2 storey domestic extension (Deadline: 20 November). WITHDRAWN</p> <p>d)7/2018/5613: The Old Fire Station, Windermere Jetty Museum: Change of use from ancillary storage to multi-activity space ancillary to the Museum. (Deadline: 20 November). WITHDRAWN</p>

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e)7/2018/5633: Windermere Boat Sales, Bowness Bay Marina Ltd, Glebe Road: Replacement of 2 existing jetties & boardwalk. (Deadline: 21 November)

Recommend approval as this is needed for safety considerations and is an improvement.

f)7/2018/5629: Retail Premises, 97 Laurel Bank, Lake Road, Windermere: Change of use from retail to restaurant (Deadline 21 November)

The Town Council notes that this constitutes yet another food business in an already over-provided area, but is aware that these concerns form no part of the planning process. As such, it has no objection but is very concerned that there are no references in the application to make provision for clean and waste disposal which is not unsightly. They recommend that the LDNPA make this a condition of any grant of planning.

g)7/2018/5630: 19, Crescent Road, Windermere: Internally illuminated fascia sign. (Deadline 21 November)

No objection.

h)7/2018/5611: Choices Health Club, Troutbeck Bridge: Alterations to car park including the installation of camera columns and cameras, bollards and pay & display machines. (Deadline 21 November).

i)7/2018/5612: Choices Health Club, Troutbeck Bridge: 14 pole mounted non-illuminated car park management signs. (Deadline: 21 November)

Our comments are for both applications above (5611 and 5612).

The Town Council is extremely concerned about the way in which this development has taken place and is aware of the significant amount of negative public opinion in Troutbeck Bridge. There is no excuse for a company of this size to have made these changes without an application to the planning authority. Also, it is noted that the Highways Authority have supported this application but the roads and access are un-adopted and therefore do not fall within the remit of the Highways Authority.

The Town Council strongly recommends that the LDNPA refuse this application and call for removal of the structures in place. The material planning reasons for our recommendation are as follows:

- a) The appearance of these structures turns what is a small parking area in a very small village into an area that now resembles a supermarket in a large town. It is completely out of keeping with its surroundings in design and appearance.
- b) The Town Council is concerned that, if the LDNPA allow these structures to remain,

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there could be a cumulative impact on surrounding developments. At present, even in the local supermarket car park, the parking control is discreet and much more appreciative of the beautiful surroundings.

- c) We believe that this development has increased the risk to the safety of the community and, in particular, of children using the school. Parking has been diverted and traffic displaced onto local streets, which has created safety risks for the school and local businesses. These instances are described in some of the letters of representation and the Town Council supports these. This development has made, what was a relatively safe area, a much more difficult proposition for access and traffic on non-controlled unadopted roads.

j)7/2018/5622: Forecourt at Aquarius Centre, 1 Glebe Road: Restrospective application for extension to kiosk for bar. (Deadline 23 November)

The Town Council recommends refusal of this retrospective application and removal of the structure. The timber structure exacerbates the already shabby appearance of the forecourt to the Aquarius Centre and our key material reasons for recommending rejection are the design and appearance of the structure and the potential to have a cumulative impact in encouraging similar structures of no architectural value on the largest and most visited Lake in England.

In support, we also wish to draw attention to the fact that the original shed was built, we believe, without any planning permission and was reported to your officers and the local ranger. The new structure has been in place through the summer and the owners have traded from it without planning permission. The structure is unworthy of World Heritage Status.

k)7/2018/5624: Blencathra, Nelson Rd, Windermere: New detached house with new access from Nelson Rd. (Deadline: 23 November)

The Town Council recommends refusal. We appreciate that the design is of high quality, but the size of the proposed building is too dense and large for the plot in which it is to be built. We believe it will be an over-bearing structure and constitute over-development of this tight plot.

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l)7/2018/5658: Gatesbield, New Rd, Windermere: Refurbishment & alteration of existing accommodation and change of use of workshop to form 2 accessible dwellings at ground floor and 1 dwelling at 1st floor not in accordance with condition no 3 previously attached to approval 7/2017/5512. Local Occupancy. (Deadline: 27 November)

This application is supported by the Town Council.

m)7/2018/5657: The Launderama, Old Laundry Studio, Rayrigg Rd, Bowness: Proposed roof space, change of use from storage to workspace, installation of external staircase and 2 roof windows. (Deadline: 27 November)

No objections.

n)7/2018/5609: Rosthwaite, New Rd, Windermere: Demolition of existing bungalow, barn and outbuildings and erection of a new build hotel with restaurant. (Deadline 29 November)

The Town Council has serious concerns about this application and recommends that the proposals are rejected by the LDNPA for the following reasons:

- a) The building is in a highly visible location on the well-used road between the Lake and Windermere town. It has little, if any, design value and is completely out of keeping with the surrounding architecture on Lake Road.
- b) The ratio of bedrooms (36) to parking spaces (17) should not be allowed to proceed and set a precedent. Although the application refers to visitors travelling by train and/or walking, it is well known that the car is still, by far, the main method of accessing the Lake District and provision should be made for parking. If not, the parked cars will overspill onto Lake Road, which has a cycle lane running its length. Cars do already park across this cycle lane and is a hazard. These proposals will exacerbate traffic and cycle hazards on this road. Also, we understand that the proposed exit from the hotel is onto a private road at the back and there is no permission in place for this access to be utilised.
- c) We are also concerned that the proposal does not allow for a safe degree of infrastructure necessary for this amount of visitors. There does not appear to have been any consideration of fire safety, we can see no restaurant facilities, even though the application refers to these and there does not appear to be any adequate public sanitary facilities.
- d) There are no proposals for safe and effective waste disposal which is not unsightly. We believe that, in a World Heritage area, all new build properties should be providing attractive cover for waste disposal.

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	<p>o)7/2018/5644: 2, North Terrace, Windermere: Single storey rear extension. (Deadline 29 November).</p> <p>Recommend Approval. This is an improvement.</p> <p>p)7/2018/5625: Orrest Howe, Elleray, Windermere: Erection of a detached 3 bedroom house. (Deadline: 29 November).</p> <p>Recommend Approval. This is a high quality design that is sympathetic to its surroundings and sits well within its plot size.</p> <p>q)7/2018/5666: Holme Ground, Brantfell Rd, Bowness: Decking area with gazebo type structure. (Deadline 29 November)</p> <p>No comment. The drawings are not clear enough for Town Council to be able to determine any impact on neighbours or community.</p> <p>r)7/2018/5663: 1, Priory Mews, Priory Grange, Windermere: Two bedroom local occupancy dwelling - resubmission. (Deadline: 30 November).</p> <p>Recommend Approval. The building design is appropriate to the local area and we understand that the previous concerns about damage to the trees in the area have now been overcome with the suggested planting scheme and alternative siting of the building.</p> <p>s)7/2018/5669: Armathwaite, Spooner Vale, Windermere: Single storey infill extension to front and single storey rear extension. (Deadline 3 December).</p> <p>Recommend approval. This is a property improvement that has no impact on the amenity value of neighbours.</p>
47.	<p>Tree Applications: The following tree works applications were noted.</p> <p>a)T/2018/0143: Latimer House Hotel, Lake Rd, Windermere: Crown clean & reduce 1 Spruce; reduce to compact crown 1 Beech.</p> <p>b)T/2018/0144: 3 Fairhaven, Main Rd, Windermere: Reduce by 2m - 2 x cypress, 1 x</p>

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	Cedar, 1 x Spruce & 1 x Eucalyptus. c)T/2018/0150: Land at Brook Rd, Windermere: Fell two trees (categories T3 & T4). d)T/2018/0151: Stable Cottage, College Rd, Windermere: Fell 1 twin trunk Larch. e)T/2018/0158: Bank Terrace, Bowness: Fell 1 Yew, 1 Silver Birch, 1 Cherry & reduce group of holly & willow.
48.	Planning Decisions: The planning decisions of the Lake District National Park listed on the agenda were noted.
49.	Dates of Next Meetings: Wednesday 19 th December at 7pm. Wednesday 23 rd January at 7pm
	The meeting closed at 8.45pm.

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