



# WINDERMERE TOWN COUNCIL

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

## Minutes of the Meeting of the Planning sub-committee 22<sup>nd</sup> August 2018 at 7.00pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<b>Present:</b> Cllrs Adrian Legge (in the chair), Sandra Lilley, Sandra Britton & Magda Khan. Also: Mrs Julie Hartley, Town Clerk, Cllr Lisa Greasley and 2 members of the public. The meeting opened at 7.00pm.
1.	<b>Apologies and absence:</b> Cllr Jenny Borer
2.	<b>Declarations of Interest:</b> NONE
3.	<b>Requests for Dispensations:</b> NONE
4.	<b>Public Input</b> Janet Chapman addressed the sub-committee regarding planning application no 7/2018/5371 (2 semi-detached houses on Brook Street, Troutbeck Bridge). She reminded the sub-committee of the high risk of flooding in this area and particularly the 7 properties in Calgarth View. Any further development or hard standing in this area further increases the risk and extent of flooding. The Environment Agency completed works to the culvert and the forthcoming flood walls to be constructed by Cumbria County Council will not remove the risk, merely alleviate the consequences. Therefore, all development in this area must be seen in the context of flood risk. It was noted that the Environment Agency have requested a full Flood Risk Assessment before they will comment on this proposed application. There are further issues associated with the already over-loaded sewerage system and possible pipes running under this land. The location is tight and already over-developed and the entrance onto Brook Street an accident waiting to happen. Malcolm Dunn provided further local observations to the sub-committee on the same planning application for Brook Street. He drew attention to the fact that there had been a previous application 5 years ago that was rejected and that nothing had changed. He stated his belief that, if approved, this will lead to over-development in an already very tightly packed residential area. He pointed to the problem with access issues onto Brook Street, an un-adopted road which is already dangerous, over-used and often in a state of disrepair. The proposed design is out of character with the local area, which has some of the oldest buildings in the area. This development will upset the fragile conservation of the area and create further environmental hazards.
5.	<b>Member Announcements:</b> Cllr Lisa Greasley gave a short update on the result of her discussions with the planners on the Lighthouse development and Cllr Sandra Britton updated the sub-committee on the progress of discussions with Cumbria County Council about the land ownership on the site. There is no resolution but the planning officer will visit the site shortly to check that all is in line with the approved application. The Clerk will also be ringing a senior Highways officer to follow up enquiries following the ownership search.

Signed as a true and accurate record:



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	<p>The Clerk read out an email from Neil Henderson, the planning officer who covers much of the applications for Windermere at the LDNPA. He has offered to attend a sub-committee in the Autumn and answer any questions Members may have. The Clerk will arrange this for late Autumn.</p> <p>Cllr Legge updated the sub-committee on his discussions with the LDNPA about the ice-cream bar by the Aquarius building that has been turned into a Prosecco bar. This proposal was rejected outright by the LDNPA and enforcement is needed.</p>
6.	<p><b>Planning Applications:</b> The following recommendations were agreed:</p> <p>a)7/2018/5417: The Windermere Centre, Oldfield Road: New boundary fence and wall. <u>Recommend approval</u> as this is an improvement to the current boundary wall, but make note to the LDNPA that work has already begun on this in advance of any planning decision.</p> <p>b)7/2018/5419: Limefitt Park, Troutbeck: Change of use of land for siting holiday lodges. <u>Recommend refusal</u> on the basis that this takes development on the site to outside the agreed boundaries and places further lodges on the only area of recreation on the site, this being a field for play. The LDNPA should take account of the fragile nature of the ecology and environment in this beautiful valley and not allow it to be over-developed.</p> <p>c)7/2018/5433: Oakdene, Brook Rd, Windermere: Single storey extension. <u>Recommend approval</u> as this is an improvement on the current building and is in keeping with the area.</p> <p>d)7/2018/5438: 137a, Craig Walk, Bowness: Replacement sash windows. <u>Recommend approval</u>. This improves the current exterior and is sympathetic to the surrounding area.</p> <p>e)7/2018/5371: 17 Brook Street, Troutbeck Bridge: New semi detached 3 bed dwellings. <u>Recommend refusal</u>. The Town Council shares the concerns of local residents about flooding in this area and the threat to the health and welfare of local people. It is the Town Council's belief that, if allowed, this will constitute over-development of the area and exacerbate flood risk with further hard standing. Despite the comments of the County Council, from a local standpoint the access onto Brook Street, given the state of the un-adopted road, can be deemed dangerous. There have been several instances of the sewerage system backing up and not able to cope with the current load. The site is already very built up and these further houses would constitute over-development.</p> <p>f)7/2018/5453: 10, Belsfield Court, Windermere: 1<sup>st</sup> floor kitchen extension on existing balcony to rear elevation. Ground floor bedroom extension and increase in size of existing veranda at 1<sup>st</sup> floor level to front elevation. <u>Recommend Approval</u>. This is an improvement to current residential offer.</p>

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- g)7/2018/5444:** 67 Claife Avenue, Windermere: Utility room on back of property.  
In principle, recommend approval, but the Town Council has worries about the roofing material that is proposed and would stipulate that the roof should be of slate material to match the surrounding area. The angle of the roof is very shallow and this is also a concern. The appearance of the extension would be greatly improved if the roof design had a steeper gradient.
- h)7/2018/5456:** The Promenade Shop, Lake Rd, Off St Martin's Place, Bowness: Replace windows and doors on ground floor of NE elevation with sliding doors.  
Recommend refusal. This proposal is not in keeping with the historical character of the area and would destroy an original Victorian shop frontage.
- i)7/2018/5445:** 11-13 Main Road, Windermere: New sash windows on SW elevation and 3 awnings on both sets of windows on SW elevation and larger windows on NW elevation. The sub-committee decided to pass this to Full Council on 12<sup>th</sup> September for discussion. There was uncertainty about the actual location of the windows and the need for awnings, as the property does not have an exterior cafe licence. It was felt that this proposal would benefit from a wider discussion at Town Council.
- j)7/2018/5455:** Louper Weir, Newby Bridge Rd: Erection of 2 pergolas and associated works (retrospective).  
The Town Council does not normally make any comment on retrospective applications other than to say that they should be strongly discouraged and dealt with. However, it is appreciated that the work that has been done on the site is an improvement to the previous very untidy situation on the lake site.
- k)7/2018/5488:** Matson Ground Farm, Windermere: installation of self-supporting cover above existing slurry tower.  
Recommend approval. This is understood to be good practice.
- l)7/2018/5472:** St Andrews, Lake Road, Bowness: Change of use to refreshments garden (re-submission of 7/2018/5291).  
Recommend refusal. This option appears to be makeshift due to the lack of resources to create the indoor refreshment area that has planning permission. As such, it is not considerate to the local area and is totally out of keeping. The standard of appearance is of poor quality and, given the prominent position of the site, gives a poor impression of what is on offer to the public. It does not contribute to the quality tourism offer that is being encouraged under World Heritage Status. There are also concerns about the level of noise of an exterior drinks area, serving alcohol compared to the indoors one originally proposed. Councillors also aired their concerns about the work that has been done to the old entrance gateway, where the historic appearance has been destroyed. It is recommended that the

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	<p>LDNPA planner take a look at the work in progress on this site before coming to any conclusion.</p> <p><b>m)7/2018/5478:</b> Tanglewood, Sun Hill Lane, Troutbeck Bridge: Raising of roof to create 1<sup>st</sup> floor accommodation, including 2 dormer windows.</p> <p><u>No objections.</u></p>
7.	<p><b>Tree Applications:</b></p> <p>The following tree works application were noted.</p> <p><b>a)T/2018/0089:</b> Oakburn, Thornbarrow Rd, Windermere: Remove large low limb on Thuja, reduce Laurel Hedge by 2m on all sides, reduce Yew by 2m all over.</p> <p><b>b)T/2018/0099:</b> Windermere Catholic Church &amp; Oakhill Veterinary Group, Lake Rd: Prune/crown raise trees around church to give 2m clearance.</p>
8.	<p><b>Planning Decisions:</b></p> <p>The planning decisions of the Lake District National Park listed on the agenda were noted.</p>
9.	<p><b>Dates of Next Meetings:</b></p> <p>Wednesday 12<sup>th</sup> September at 6pm (prior to Full Council at 7pm)</p> <p>Wednesday 10<sup>th</sup> October at 6pm (prior to Full Council at 7pm)</p> <p>Wednesday 24<sup>th</sup> October at 7pm.</p>
	<p><b>The meeting closed at 8.45pm.</b></p>

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