



# WINDERMERE TOWN COUNCIL

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

## Minutes of the Meeting of the Planning sub-committee 23<sup>rd</sup> January 2019 at 7.00pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p><b>Present:</b> Cllrs Jenny Borer (in the chair), Sandra Lilley, Magda Khan, Adrian Legge &amp; Alan Hands. Also: Mrs Julie Hartley, Town Clerk, Cllrs Lisa Greasley &amp; Peter Hamilton, Neil Henderson (LDNPA Planning), Peter Friend (South Lakes Housing) and 5 members of the public. The meeting opened at 7.00pm.</p>
60.	<p><b>Apologies and absence:</b> NONE</p>
61.	<p><b>Minutes:</b> The minutes of the meeting held on 19<sup>th</sup> December 2018 were approved (with one minor amendment on the text) and signed.</p>
62.	<p><b>Declarations of Interest:</b> Cllr Adrian Legge in planning item 7/2018/5786 (friends of owners). Cllr Magda Khan in planning item 7/2018/5799 (close to her home) Neither councillor took part in or voted in the debates on these applications.</p>
63.	<p><b>Requests for Dispensations:</b> NONE</p>
64.	<p><b>Ghyll Road &amp; Close Development</b> Peter Friend, Development Manager at South Lakes Housing, updated the Town Council on this project and apologized for not contacting the Council before now. South Lakes Housing have ownership of the housing stock and are looking to re-develop potentially three current garage sites. Two of the sites are close to submitting planning applications and will provide 4 one bedroom flats and 2x 3 bedroom houses. The third site is more challenging as a site for housing and options are being considered including the provision of parking. During the recent public consultation, one of the key issues that emerged from local people is the very difficult parking in the area. Councillors asked questions which focused on parking issues and ways to keep apprised of progress with this development. An email address was provided if Councillors have any further thoughts and wish to submit them: <a href="mailto:development@southlakeshousing.co.uk">development@southlakeshousing.co.uk</a> The Chair gave thanks to Peter for making the time to address the sub-committee.</p>
65.	<p><b>Lake District National Park Authority</b> Neil Henderson, planner with the LDNPA with responsibility for many of the applications in Windermere &amp; Bowness, spoke about the role of the LDNPA and the working relationship with the Town Council as a key consultee on each planning application. He explained the role of the LDNPA with regard to planning and the process that each application goes through. This included a number of timescales and targets that the LDNPA must meet, depending on the type of application. He underlined the importance of comments and recommendations from parish and town councils, to reflect local knowledge. He stressed how important it is that reasons are given for each recommendation, which gives due regard to material planning</p>

Signed as a true and accurate record:



# WINDERMERE TOWN COUNCIL

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

## Minutes of the Meeting of the Planning sub-committee

23<sup>rd</sup> January 2019 at 7.00pm, The Council Chamber, Broad Street, Windermere

	<p>considerations and the Development Plan (a full list is on the walls of the Council Chamber). Neil did make reference to the fact that Windermere Town Council are one of the best to give clear and precise recommendations but it is important that this continues and develops. He explained that the National Planning Policy framework steers local planning authorities to be in favour of development, unless there are good reasons for rejection. Most planning applications these days are dealt with under officer delegation but some do still go to the Development Control committee and this includes those where the Town Council will have raised serious concerns. A member of the Town Council is always welcome to attend Development Control meetings.</p> <p>Councillors asked a number of questions including the situation with signage and advertising consent. This is a very complex area and is heavily regulated by central government, through criminal law legislation. Neil explained a number of issues, from definition of advertising through to what sort of advertising needs consent. Generally, advertisements that are small and non invasive in nature (for example a plaque outside a surgery) tend to be given express consent without consultation. Larger signage and particularly illuminated signage (even if projected) tends to need advertising consent and the Town Council is consulted.</p> <p>The subject of breach of planning or advertising consent was raised as it is felt that this is a growing problem in the area. It was stressed that, if a Town Councillor sees any development that they believe has not been given consent, they should inform the planner at the LDNPA. The timescales that are in place to deal with a breach of planning consent are generally 4 years, after which it is almost impossible to put any enforcement in place.</p> <p>Members of the Civic Society in attendance asked a number of questions and these were put in writing to the LDNPA so that a written response could be provided. The questions covered timescales, enforcement, retrospective applications (number), development control committee, bin and rubbish storage for commercial premises.</p> <p>Councillors finished by making observations about a number of businesses locally that seem to be problematic (no specific names were mentioned) and the recent problems in communication between SLDC and the LDNPA on matters of licencing premises that do not have planning permission were highlighted. It was agreed that this will be dealt with separately in writing.</p> <p>The Chair thanked Neil Henderson for attending and providing such interesting material for discussion.</p>
66.	<p><b>Public &amp; Town Councillor Input</b></p> <p>Mr Richard Warner addressed the sub-committee about his proposed development 7/2018/5816 (the Barkhouse) on the agenda for the meeting. He explained the background and need for a replacement balcony and the covered parking facility that it will provide. He stressed that efforts had been made with the design to ensure it is more sympathetic to the property than the current structure. Councillors made observations about the size of the new structure, compared to that in existence and Mr Warner was able to reassure them that there will not be any over-looking of neighbouring properties or loss of amenity.</p>
67.	<p><b>Member/Clerk Announcements:</b></p> <p>The Clerk had no announcements.</p>

Signed as a true and accurate record:



# WINDERMERE TOWN COUNCIL

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

## Minutes of the Meeting of the Planning sub-committee

23<sup>rd</sup> January 2019 at 7.00pm, The Council Chamber, Broad Street, Windermere

	<p>The Chair requested that the Clerk write to the LDNPA about a specific illuminated sign that breaches planning consent that had been brought to the attention of the sub-committee. It was also agreed to change the order of the agenda and discuss application no 5816 (Barkhouse) first so that Mr Warner could get away.</p>
68.	<p><b>Planning Applications:</b> The following recommendations were agreed:</p> <p><b>a)7/2018/5656: Fallbarrow Caravan Site:</b> Change of use of land to site 2 caravan lodges (16-1) No objection</p> <p><b>b)7/2018/5794: Unit 2-3 Royal Square Bowness:</b> 2 internally illuminated fascia signs (17-1) No objection. The Town Council has deep concerns about the increase in illumination in the conservation area in general and would like to see a reduction, but, given the position of this business, in between 2 businesses that already have gaudy advertising, it is difficult to find grounds for recommending rejection.</p> <p><b>c)7/2018/5718: Hollinfield, Newby Bridge Road:</b> Replacement dwelling (17-1) It was acknowledged that Cartmel Fell have already responded on this application and the Town Council has nothing further to add.</p> <p><b>d)7/2018/5799: 2 South Craig, Bowness:</b> Extension to side &amp; rear (18-1) No objection.</p> <p><b>e)7/2018/5802: Fieldhead, Troutbeck Bridge:</b> Demolition of garage and outhouse. New garage on footprint of original (31-1) Recommend approval. This looks to be a good improvement.</p> <p><b>f)7/2018/5800: Little Croft, Spooner Vale, Windermere:</b> Conservatory extension (31-1) Recommend approval. This is a straight forward property improvement.</p> <p><b>g)7/2018/5807: The Ark, Old Hall Rd, Troutbeck Bridge:</b> Extension and refurbishment of existing dwelling including part demolition, a new driveway and a new vehicular access drive from old Hall road and associated external works (1-2)</p> <p>The Town Council found itself in two minds about this development. On the one hand, the design of the building is attractive and the new access road looks sensible. On the other hand, the extension is substantial, two to three times larger than the current structure. Given that this is sited on the lake shore, it was felt that this could lead to a cumulative impact, with other structures on the lake growing exponentially in size and impact. It is hoped that the LDNPA will give this serious thought when considering this application.</p>

Signed as a true and accurate record:



# WINDERMERE TOWN COUNCIL

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

## Minutes of the Meeting of the Planning sub-committee

23<sup>rd</sup> January 2019 at 7.00pm, The Council Chamber, Broad Street, Windermere

**h)7/2018/5728: 4 Helm Close, Bowness: New Dwelling (1-2)**

There was no objection to the siting and access to this development, which is sensible, given the plot. However, it was felt that more care could be taken with the design and it is recommended that an element of vernacular architecture is introduced (there is a very nice row of cottages close by). It is also recommended that this be Local Occupancy.

**i)7/2018/5643: Land adjacent to Louper Weir: Proposed Boathouse and replacement timber jetty (1-2)**

The comments of Cartmel Fell Parish on the proliferation of development along the lake were noted and they are supported by the Town Council.

**j)7/2018/5816: The Barkhouse, Park Road, Windermere: Demolition of existing balcony and replacement balcony with carport underneath. (4-2)**

Recommend Approval. Although large in size, it was established that there will be no impact on neighbours. It was felt that a change in material to dark brown wood will improve the appearance and be more in keeping with surrounding properties.

**k)7/2018/5821: The Howes, Blackmoss Lane, Windermere: Agricultural building for storage and livestock (5-2)**

No objections.

**l)7/2018/5786: Crosses Barn, Windermere: Annexe and package sewage treatment plant (5-2)**

Recommend approval. The development proposed is much smaller and more fitting than the previous application. Recommend the new dwelling is local occupancy.

**m)7/2019/5012: 8 Langrigge Park, Bowness: Alterations & extensions to rear and side (6-2)**

No objections.

**n)7/2019/5019: High Borrans Farm, Windermere: Replacement conservatory & entrance porch (12-2)**

Recommend Approval. This is an improvement on the current structure.

**o)7/2018/5771: Innisfree, Old Hall Rd, Troutbeck Bridge: Demolition of the existing dwelling and outbuildings of Innisfree and the construction of a replacement dwelling with associated site works and revised access off Old Hall Road (13-2)**

Recommend Approval.

**p)7/2018/5820: 30, Ellerthwaite Rd, Windermere: Removal of rear chimney stack. Fill in gap with green slate reclaimed tiles to match originals. Existing boiler flue will remain. (14/2)**

Recommend Approval.

Signed as a true and accurate record:



# WINDERMERE TOWN COUNCIL

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

## Minutes of the Meeting of the Planning sub-committee 23<sup>rd</sup> January 2019 at 7.00pm, The Council Chamber, Broad Street, Windermere

69.	<b>Tree Applications:</b> The following tree works application was noted.  <b>T/2018/0177: Burn Howe, Bowness Pier: Reduce height of 4 Ash and 6 conifers</b>
70.	<b>Planning Decisions:</b> The planning decisions of the Lake District National Park listed on the agenda were noted.
71.	<b>Dates of Next Meetings:</b> Wednesday 27 <sup>th</sup> February 2019 at 7pm Wednesday 27 <sup>th</sup> March 2019 at 7pm
	<b>The meeting closed at 9.15pm.</b>

Signed as a true and accurate record: