



WINDERMERE TOWN COUNCIL

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

Minutes of the Meeting of the Planning sub-committee 24th October 2018 at 7.00pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p>Present: Cllrs Jenny Borer (in the chair), Sandra Lilley & Magda Khan. Also: Mrs Julie Hartley, Town Clerk. The meeting opened at 7.00pm.</p>
30.	<p>Apologies and absence: Cllrs Adrian Legge & Sandra Britton</p>
31.	<p>Minutes: The minutes of the meeting held on 10th October were approved and signed.</p>
32.	<p>Declarations of Interest: NONE</p>
33.	<p>Requests for Dispensations: NONE</p>
34.	<p>Public & Town Councillor Input NONE</p>
35.	<p>Planning Applications: The following recommendations were agreed:</p> <p>a)7/2018/5571: Broadlands Guest House, 19, Broad St, Windermere: Extension to owner's accommodation by adding 1st floor room over existing bedroom. <u>No objection.</u></p> <p>b)7/2018/5458: Packway House, Crook Rd, Windermere: Change of use from self-contained units to create letting rooms associated with Aphrodite's Hotel, erection of extension and additional parking. <u>Recommend approval.</u> Improvement and no impact on surrounding area, as the plot is sizeable and there is adequate screening.</p> <p>c)7/2018/5581: 5 & 5A Grosvenor Terrace, Windermere: Conversion of flat above existing restaurant into dining area Town Council notes that this application has been withdrawn. Our recommendation would have been that there are no objections, but we note the loss of living accommodation, which is to be regretted. Also, we would highlight to the LDNPA the need for adequate fire safety provision and would expect that there would be no further development of the frontage, with flashy adverts or such-like.</p> <p>d)7/2018/5589: Amberwell, Middle Entrance Drive, Bowness: 1st Floor extension over garage and conservatory. Replace and raise conservatory roof. New dormers to principal elevation. Internal refurbishment. Replacement of doors and windows. <u>No objections.</u></p>

Signed as a true and accurate record:



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	<p>e)7/2018/5585: Oldfield House, Oldfield Rd, Windermere: Alterations and change of use from Guest House (C1) to residential (C3) to facilitate the development of 4 apartments. Retention of and alterations to Cottage. New dwellinghouse. Transfer of unfettered planning unit from cottage to new dwellinghouse.</p> <p>At this stage, with the limited information provided, Town Council believes that this application should be <u>rejected</u> as it constitutes over-development of a very tight plot with restricted access. The parking provision is inadequate and would lead to further pressure on the road-side parking, which is already at dangerous levels (Town Council agree with the comments of the Highways authority on this issue).</p> <p>f)7/2018/5598: Woodlands, Storrs Park: Extension and alterations to boathouse. No comment.</p> <p>g)7/2018/5601: Suncroft, Old Belfield, Bowness: Demolition of existing building. Replacement dwelling with outdoor swimming pool and detached garage to the South. <u>Recommend approval</u>. This is an improved dwelling within an already sizeable plot and is not on view.</p> <p>h)7/2018/5566: Acme House, The Lighthouse, Main Road, Windermere: Variation on condition 3 of application 7/2017/5847. Enclosure for air conditioning and extraction unit to be varied from stone wall enclosure to painted black matt finish on sheet material. The Town Council has already lodged its disappointment and challenge to the LDNPA of its approval of this development, which we feel has spoiled the entrance to our town. However, this particular proposal - to screen the unsightly ducting on the exterior of the building, we feel we can only lodge <u>no objections</u>, as this constitutes an improvement in an already bad situation.</p> <p>i)7/2018/5617: Cannon Belle, Storrs Park: Variaton of condition 2 on approval ref 7/2017/5151. Changes to design. Town Council can see that the design changes are positive and an improvement. But, overall, we maintain our objection to this building and particularly the zinc roof, which we feel is completely out of keeping and runs contrary to the LDNPA World Heritage status priorities.</p>
36.	<p>Member/Clerk Announcements:</p> <p>Cllr Borer updated Members on her discussions and research into the planning history of the new proposed entrance to Highfield on Rayrigg Road. (7/2018/5530). In short, there is the existing entrance and an existing approval to put an entrance much closer to the existing one that will enable access to both properties. This does, however, rely on the lowering of the existing wall, to improve sight and vision on which there is some debate amongst the applicants. This 3rd proposed entrance is much further to the south and therefore much closer to the viewpoint entrance and exit and will not serve both properties. It was agreed that the Clerk would prepare a further draft email to the planner, re-iterating the Town</p>

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	<p>Council's opposition to this proposal and agree it with the Chair before it is sent.</p> <p>The Clerk read out the contents of a letter received from Gatesfield Quaker Housing Assn Ltd, providing some background to a forthcoming application for Craft Cottage. It was agreed that Members will look at this in more detail when the application is put before the sub-committee.</p>
37.	<p>Tree Applications: The following tree works applications were noted.</p> <p>a)T/2018/0126: Brookdene site, Oakdene, Brook Road, Windermere: Fell 1 Rowan Tree b)T/2018/0131: St Mary's Vicarage, Ambleside Road: Cedar: remove dead wood and prune. c)T/2018/0136: St John's Gardens, Windermere: 1 Oak and 1 Beech: Cut back to allow 3m clearance of building.</p>
38.	<p>Planning Decisions: The planning decisions of the Lake District National Park listed on the agenda were noted.</p>
39.	<p>Dates of Next Meetings: Wednesday 21st November at 7pm Wednesday 19th December at 7pm.</p>
	<p>The meeting closed at 8.30pm.</p>

Signed as a true and accurate record: