



WINDERMERE TOWN COUNCIL

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

Minutes of the Meeting of the Planning sub-committee 26th June 2019 at 7.00pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p>Present: Cllrs Jenny Borer, Sandra Lilley, Magda Khan, Adrian Legge & Kate Tripp. Also: Mrs Julie Hartley, Town Clerk. The meeting opened at 7.00pm.</p>
14	<p>Apologies and absence: NONE</p>
15	<p>Minutes: The minutes of the meeting held on 22nd May 2019 were approved and signed.</p>
16	<p>Declarations of Interest: NONE</p>
17.	<p>Requests for Dispensations: NONE</p>
18.	<p>Public & Town Councillor Input NONE</p>
19.	<p>Member/Clerk Announcements: The Clerk confirmed the date for the meeting with Richard Leafe, Chief Executive of the LDNPA on 24 July. Mayor Saunders, Cllrs Borer and Legge and Town Clerk to attend. It will cover a variety of problems currently being experienced in Bowness & Windermere, including planning enforcement, developments without planning permissions, licences and links to anti-social behavior. Cllr Borer updated on the development at Cooks Corner, which has caused a number of problems on the A591. The LDNPA are now aware of what is being done there and are over-seeing - it would appear there is an existing planning application. CCC Highways are also now involved and have put in place traffic controls where necessary.</p>
20.	<p>Planning Applications: The following recommendations were agreed: a)7/2019/5266: 39 Broad Street, Windermere: Demolition of utility and stores and construction of single storey extension to the rear <u>Recommend Approval.</u> Well designed extension. b)7/2019/5308: Cragmere, Storrs Park, Bowness: Proposed replacement garage, poolroom, guest bedroom, studio and boat store No objections. c)7/2019/5329: Above the Bay, 5 Brackenfield, Bowness: Part extension of existing 1st floor balcony No objections.</p>

Signed as a true and accurate record:



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- d)7/2019/5336: **Highfield Cottage, Rayrigg Road, Windermere:** Forming of a new independent vehicular access to service a previously approved planning consent for a detached dwelling (resubmission of 7/2018/5530)
Recommend refusal. The sub-committee has not changed its original comments on this proposal for an additional entrance and maintains that it is not only unnecessary but also presents risks to motorists and pedestrians. This is a busy road with a 40MPH speed limit on a narrow and busy corner with no pavement, near to a very popular and busy beauty spot, from which cars are arriving and leaving all the time. The sub-committee notes the comments of the Highways authority and the conditions they have attached to any approval. However, the recommendations for improving the visibility splay do not, in our view, look to be sustainable, given the very dense growth of shrubs and trees in this area which will overtake any amendments to the height of the gateposts.
The sub-committee can see no reason why the existing entrance cannot be adapted to access this site.
- e)7/2019/5345: **The Ark, Old Hall Road, Troutbeck Bridge:** Variation of condition no. 2 on planning approval ref. 7/2018/5807 to allow realignment of access road and removal of an existing tree.
No objections.
- f)7/2019/5320: **Old Fallbarrow & Old Fallbarrow Cottage, Bowness:** Replacement of existing decayed timber jetty with floating jetty.
Recommend approval. This is an improvement.
- g)7/2019/5348: **4 Langrigge Court, Bowness:** Increase size of balcony
No objections.
- h)7/2019/5319: **Limefitt Park, Troutbeck:** Extension to existing decking, including a glass balustrade.
No objections.
- i)7/2019/5350: **The Barkhouse, Park Road, Windermere:** Variation of condition 2 (plans) on planning application 7/2018/5816 - Demolition of existing balcony, and installation of balcony with carport underneath.
Following advice from the LDNPA on the original application, the sub-committee recommends refusal of this extension. The approved plans are sufficient to achieve exterior space and any extension of this is deemed significantly un-neighbourly.
- j)7/2019/5344: **Grumpys, Phoenix Way, Windermere:** Realignment of stone boundary wall to improve visibility for vehicles leaving the property.
No objections.
- k)7/2019/5333: **Birthwaite Flats, Phoenix Way, Windermere:** Alterations to building, including replacement windows and doors, replacement of cladding and slate roofing above bays
Recommend approval. This is a much needed improvement to the property.

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	<p>l)7/2019/5326: 20, St Mary's Park, Windermere: Single storey front extension and replacement windows. <u>Recommend approval.</u> Small improvement to the property.</p> <p>m)7/2019/5367: 2B Station Lodge, High Street, Windermere: Change of use to allow mixed student and holiday use all year <u>Recommend approval.</u> This proposal provides much needed flexibility to the business as described and is a sensible solution.</p> <p>n)7/2019/5370: Arosa, Spooner Vale, Windermere: Demolition of existing house and erection of new 4 bedroom house with detached garage In principle, <u>recommend approval</u> on the design. However, would recommend that a condition be placed on this application that the roofing material be slate (perhaps re-using that on the existing property to be demolished) rather than zinc.</p>
21.	<p>Tree Applications: The following tree works applications were noted.</p> <p>a)T/2019/0087: The Beeches, Queen's Drive, Windermere: reduce 1 birch tree. b)T/2019/0100: Ash Cottage, Sunny Bank Rd, Windermere: Fell 1 Yew, due to lack of space in garden and damage to stone building and wall.</p>
22.	<p>Follow Up List This was reviewed and updated as follows:</p> <ol style="list-style-type: none"> 1. Acme House: Air conditioning units have still not been replaced. But, the balcony advertisements have been dealt with and the balcony painted black. 2. Ferry Nab: The LDNPA have asked for a planning application. 3. Highfield - this proposal has been superseded by the application on today's agenda. 4. Lake View Garden Bar: Still awaiting a planning application. The one submitted has been withdrawn but, as yet, no sign of a new one. 5. Skip in Main Road has now been removed. 6. You and Me restaurant: The air conditioning units have been removed and a planning application is expected. 7. Ash Street street licences: A walk about has been arranged with CCC staff for July.
23.	<p>Planning Decisions: The planning decisions of the Lake District National Park listed on the agenda were noted. The sub-committee noted that the LDNPA have disagreed with their recommendation on Melrose and have approved the application. The Clerk will request that the officer's report is put onto the planning application website.</p>
24.	<p>Dates of Next Meetings: Wednesday 24th July 2019 at 7pm Wednesday 28th August 2019 at 7pm</p>
	<p>The planning sub-committee meeting closed at 8.30pm</p>

Signed as a true and accurate record: