



# WINDERMERE TOWN COUNCIL

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

## Minutes of the Meeting of the Planning sub-committee 26<sup>th</sup> February 2020 at 7pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p><b>Present:</b> Cllrs Jenny Borer (Chair), Adrian Legge, Sandra Lilley, Magda Khan. Also: Mrs Julie Hartley, Town Clerk, Mayor John Saunders and 10 members of the public. The meeting opened at 7pm.</p>
104.	<p><b>Apologies and absence:</b> Cllr Alan Hands</p>
105.	<p><b>Minutes:</b> The minutes of the meeting held on 29<sup>th</sup> January were approved and signed.</p>
106.	<p><b>Declarations of Interest:</b> NONE</p>
107.	<p><b>Requests for Dispensations:</b> NONE</p>
108.	<p><b>Public &amp; Town Councillor Input</b> The applicants for 7/2020/5078 (Quarry Rigg centre), Helen and Michael Osborne, provided some further background. They covered the need for a launderette in the Bowness community and the gap in the market. If they receive approval, the launderette will open as soon as possible and will be a local family business.</p> <p>a)Mrs Sidney, a neighbor to the property under application 7/2020/5032 (land at Southwood), addressed the sub-committee to provide further detail to the objections raised in writing to the LDnPA. She drew attention to the inaccuracies in the application, particularly with regard to boundaries. She believes the new property will be un-neighbourly, overlooking neighbouring properties in an over-bearing way, given the size and mass. The screening that is proposed is inadequate and there are concerns about damage to established trees and shrubs. There are well-voiced concerns from local people about potential damage to the culvert. The proposed access onto Hoo Lane is thought to be dangerous and there are substantive questions about the need for a “local occupancy” house of this size and design. She also drew attention to the age of close neighbours, whose quality of life will be affected by the noise and traffic of the builders.</p> <p>b)Fiona Chester spoke about her application 7/2020/5043, Hill Rising. There has been a long planning history and previous plans from last year were withdrawn to enable the points raised by the Town Council and the LDNPA to be addressed. The applicants have taken pre-planning advice from the LDNPA and from a local architect. The upper roof terrace, which had privacy issues, has been removed from the application and the materials have been changed to be more in keeping with local vernacular. A new hipped roof has been included to answer the concerns about massing of the building from the road. The building has been lowered to the side that boundaries onto Woodside, to deal with issues of privacy and amenity that were raised. The applicant believes that they have done everything possible to</p>

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	<p>answer local concerns and asks the Town Council to take that into account in formulating their recommendations.</p> <p>c) Wilfrid Ellis, neighbor to the property under the application above (Hill Rising) made the point that the new proposal is a step in the right direction but that the proposal is still an over-development of the site, with the new building having an increased footprint of 50% and an increased height of 23%. This will detract from the present spacious suburban residential character of the area. The new property will be developed towards his property and there will only be 3.8m at the nearest point. This will impinge on the amenity space of Barn How. He believes that the proposed dwelling, with its increased mass, will be a dominant and over-bearing feature on Smithy Lane and could set a precedent which would detract from the quiet country nature of the lane. He asked the sub-committee to recommend refusal of this proposal.</p> <p>d) Malcolm Green, neighbor to Hill Rising (resides at Woodside) believes that this new proposal is a step forward and tackles a lot of the very challenging nature of the site (sloping, surrounded by other properties). However, he asserted that this new design does not resolve the issue of the visual impact of the building on the street scene, where the height and mass remains a problem that will affect the look and feel of the area.</p> <p>The Chair thanked the public for their contributions and returned the main agenda. The applications referred to above were taken first in order, to enable residents to leave if they needed to.</p>
109.	<p><b>Member/Clerk Announcements:</b></p> <p>Cllr Borer updated the sub-committee on the communication she had with the LDNPA on the prior approval of the internal conversion at Ashleigh/Holly Road (offices to residential). The response from the LDnPA clarified that prior approvals are determined by the National Planning Framework, which applies in this case, therefore a full planning application cannot be expected. There are issues with access and the need for the Marchesi Centre to maintain clear access for users. A member of the Marchesi Centre was in attendance and the advice from the sub-committee was to speak to the LDNPA in the first instance and to start to communicate with the developers to agree a mutually satisfactory way forward.</p>
110.	<p><b>Planning Applications:</b></p> <p>The following recommendations were agreed:</p> <p>a) 7/2020/5034: Land off Elleray Road, Windermere: One bedroom detached dwelling to meet local need (20/2)</p> <p><u>No objections</u> but the sub-committee support the recommendations of United Utilities and the Highways Authority for a surface water drainage scheme to be put into place and made a strict condition on any planning approval.</p> <p>b) 7/2020/5007: Waterbeck Lodge, Thornbarrow Rd, Windermere: Change of use of a summerhouse to a grooming parlour (25/2)</p>

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No objections

**c)7/2020/5032: Land at Southwood, Hoo Lane, Windermere:** Construction of 1 no. new dwelling within the grounds of an existing property, Southwood. To include; creation of a new access point and driveway and double garage alongside associated landscaping works (25/2)

Recommend refusal on the grounds that, although the proposal is pleasing in design, it is un-neighbourly, due to its proximity to the boundary with nearby properties. There may be scope to re-site any development closer to the applicants' property. The glazed part of the design over-looks directly into a neighbour's garden. There are issues with the accuracy of the application, with the boundaries wrongly drawn (per written objections) and the sub-committee notes the issues raised by neighbours with the drainage culvert and drainage plans have been requested by United Utilities and the Highways Authority. There is no reference to local occupancy on this application, but the sub-committee would question whether this type of property actually meets local need, with regard to the District Council's strategic plan.

**d)7/2020/5041: Lake District Cheshire Home (Holehird), Patterdale Road:** Construction of a new all-access footpath within existing gardens. Upgrade of existing footpaths within garden (2/3)

Recommend approval.

**e)7/2020/5054/55: Jade Delight, West View, Lake Road:** Replacement of existing extraction system inlet and outlet grills and illuminated signage. (2/3)

No comment on this application, due to the issues already raised by the Environmental Health officer, who has observed that the proposal is inadequate if this building is to be used for food/restaurant purposes. Also, it is understood that internally illuminated signage is not acceptable in the LDNPA area, as set out in the Local Plan.

**f)7/2020/5052: 18, Beechwood Close, Bowness:** Extension to create additional floor (4/3)

Recommend refusal. The proposed materials (in particular use of zinc) are not in keeping with the local character of the area and the building itself will be over-bearing and set a precedent for over-development in this neighbourhood.

**g)7/2019/5512: Rosthwaite, New Road, Windermere:** Demolition of existing bungalow, barn and outbuildings and the erection of new-build hotel with restaurant (outline application with some matters reserved) (5/3)

Recommend refusal. The new outline application does not satisfy the substantial concerns raised by the Town Council on the previous application (7/2018/5609). The planning statement has errors, which refer to a site in Lincolnshire and make it difficult to assess which part of the application is for Windermere in particular. The architecture design in the drawings is improved and more in keeping with the area, but our base concern remains - that

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	<p>this site does not comfortably provide for a 26 room hotel. No attempt has been made to answer our concerns about parking provision. The traffic survey which accompanies the application does not acknowledge that the prime concern of local residents is the pressure on parking and the traffic dangers on New Road, with cars parked in the cycle lanes. This is unfortunate and could only be assuaged by a long term local transport strategy, but, as of today, the problem remains. There are 11 parking spaces on the diagrams for a 26 room hotel and 2 of the spaces seem to be used for waste disposal. This is not adequate with reference to standards used by the Highways Authority.</p> <p>As this is an outline application, it does not enable us to comment on our previous concerns about infrastructure, safety and waste disposal.</p> <p><b>h)7/2020/5060: Ghyll Crag, Newby Bridge Road:</b> Proposed replacement dwelling with new vehicular access, garage and bio mass room. (9/3) No comment. Refer to Cartmel Fell parish council.</p> <p><b>i)7/2020/5043: Hill Rising, Smithy Lane, Bowness:</b> Replacement of sub-standard dwellinghouse and garaging with associated hard and soft landscaping - following withdrawal of planning application 7/2019/5575 (10/3) <u>Recommend approval.</u> The new application has come a long way to answer the Town Council's key concerns aired previously about neighbourliness, mass and design. This application is an acceptable compromise on a difficult site.</p> <p><b>j)7/2020: 5078: 66 Quarry Rigg Centre, Lake Rd, Windermere:</b> Change of use from retail to coin operated Launderette. (13/3) <u>Recommend Approval.</u> A much needed local service.</p> <p><b>k)7/2020/5058: Mylne Bridge House, Brookside, Lake Road, Windermere:</b> Change of use from existing bed and breakfast to hotel staff accommodation. (16/3) <u>No objections.</u></p> <p><b>l)7/2020/5103: Nab Wood, Ferry Nab, Bowness:</b> Like for like replacement of existing jetty (21/3). <u>Recommend Approval.</u> Improvement.</p>
111.	<b>Tree Applications: None received.</b>
112.	<b>Planning Decisions:</b> The planning decisions of the Lake District National Park listed on the agenda were noted.
113.	<b>Follow Up List:</b> This was reviewed and updated.
114.	<b>Dates of Next Meetings:</b> Wednesday 25 <sup>th</sup> March 2020 at 7pm
	<b>The planning sub-committee meeting closed at 8.40pm</b>

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