



WINDERMERE TOWN COUNCIL

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

Minutes of the Meeting of the Planning sub-committee 27th March 2019 at 7.00pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p>Present: Cllrs Jenny Borer (in the chair), Sandra Lilley, Magda Khan, Alan Hands & Adrian Legge. Also: Mrs Julie Hartley, Town Clerk, Cllr Mike Stafford and 5 members of the public. The meeting opened at 7.00pm.</p>
82.	<p>Apologies and absence: NONE</p>
83.	<p>Minutes: The minutes of the meeting held on 27th February 2019 were approved and signed.</p>
84.	<p>Declarations of Interest: NONE</p>
85.	<p>Requests for Dispensations: NONE</p>
86.	<p>Public & Town Councillor Input Mr Chris Rushton (Lakes Architect) addressed the Council about application no 7/2018/5128 and explained the background to the modern and innovative design. The existing building on the site has deteriorated badly and this has presented the opportunity to replace it with a modern, well-designed building that makes best use of its plot, which is secluded and ideal for such a structure. Chris explained that usually you would only find such structures on the lakeside but the nature of the site will generate investment inland, close to the village of Windermere. Councillors asked questions, focused on local materials and lack of local vernacular principles, as well as impact on trees and the building line, with the new house sitting further forward on its site. Hazel Macfarlane, a local resident who lives on Cornbirthwaite Road, also spoke in favour of the above application. She supports the design and bringing the building forward actually maintains the building line of the street. The materials compliment those in existence in buildings on this road and, if a site is to be use for a modern structure, this is a good and positive one.</p>
87.	<p>Member/Clerk Announcements: NONE</p>
88.	<p>Planning Applications: The following recommendations were agreed: a)7/2019/5128: Corn Cop, Cornbirthwaite Road, Windermere: Demolition of existing house and erection of new 4 bedroom house with integral garage. Plus car port and garden room/store. Councillors had mixed opinions on this proposal. On the one hand, they could appreciate the opportunity for modern architectural principles, but would have wanted to see more local vernacular features and use of local materials. Given that the site is obscured and the existing building on the site of little architectural value, they could offer no planning objections.</p>

Signed as a true and accurate record:



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- b)7/2019/5130: The Promenade Shop, Off St Martin's Place, Lake Road, Bowness:** Replacement electric sliding doors.
Recommend Approval. This is an improvement that is in keeping with the historical nature of the building.
- c)7/2019/5134: Brackenmire, Beemire Lane, Birthwaite Rd, Windermere:** 2 storey extension to rear and single storey extension to the side (resubmission of 7/2018/5103).
Recommend Approval. This is a good design that is in keeping with local vernacular.
- d)7/2019/5135: 69, Windermere Park, Windermere:** Gable end window
No objections.
- e)7/2019/5142: Coppice Guest House, Brook Road, Windermere:** Variation of condition no 4 on approval ref 7/2004/5712 and condition no 3 on approval ref 7/2014/5744 to allow the use of the building for managers accommodation and/or guest use.
No comment. This will be decided by the LDNPA based on their local policies.
- f)7/2019/5136 & 5137: Laura Ashley Belfield Hotel, Bowness:** Car park management system, ANPR equipment and associated signage - resubmission of 7/2018/5704.
Recommend refusal. Councillors can appreciate the need to control parking on site, but the height of the proposed poles for both cameras and signage are too imposing at 3m and 5m and have too strong a visual impact. They would wish to see a proposal that is more sensitive to the beautiful surroundings and not so standard "urban."
- g)7/2019/5146: Lake District Boat Club, Glebe Road, Bowness:** Removal of 3 old wooden jetties and replacement with 2 longer jetties of similar construction.
Recommend approval. This is a clever design which improves the site.
- h)7/2019/5131: 4 Helm Close, Bowness:** New dwelling
No objections, depending on this being a local occupancy dwelling.
- i)7/2019/5158: Ashness, Ferney Green, Bowness:** Two storey rear extension to north elevation to provide additional bedroom & living space.
Recommend approval. The design is tasteful and reflects the character of the area.
- j)7/2019/5161: Broom Bank, Thornbarrow Drive, Windermere:** Porch and master bedroom extension, and replacement of garage roof incorporating carport.
Recommend approval. This design is in keeping with the property.
- k)7/2019/5178: 8 Langrigge Park, Windermere:** Alterations and extensions to rear and side of dwelling (resubmission of 7/2019/5012)
No comment. Insufficient information on the planning portal to assess this.

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	<p>l)7/2019/5121: Linthwaite House Hotel, Crook Rd, Windermere: Extension and alterations to ancillary building and associated works, and siting of storage structure No objection providing that the noise abatement measures are put in place by the owners to minimise any impact on neighbours' amenity.</p> <p>m)7/2019/5164: Boathouse land to west of A592, Ghyll Head Outdoor Education Centre, Ghyll Head, Bowness; replacement of existing timber jetty and concrete slipway Cartmel Fell parish council have commented on this proposal and offered no objection. The Town Council supports this.</p> <p>n)7/2019/5681: Lowfell, Kendal Road, Windermere: Change of use of existing granny annexe in to self contained holiday letting accommodation No objections.</p> <p>o)7/2019/5123: John Peel Inn, Rayrigg Road, Bowness: Removal of existing roof to form new flat roof terrace. Alterations to stairs to upper floor and form new stairs to terrace. Form new bin store under terrace and external works. (17/4) No objections but computer image is misleading. The Town Council would only support a balcony that has full vertical balisters, not the mesh that is used in the image.</p>
89.	<p>Tree Applications: The following tree works applications were noted.</p> <p>a)T/2019/0031: Hunters Moon, Old Hall Road, Troutbeck Bridge: Fell 1 x Holly & 1 x Birch.</p> <p>b)T/2019/037: The Hideaway Hotel, Phoenix Way, Windermere: Reduce the height of Cypress by 2m.</p> <p>c)T/2019/0039: Langrigge Howe, Langrigge Drive, Bowness: Fell 2 Ash trees, 3 Sycamore & 1 red cedar. Crown lift 1 sycamore. Crown reduce 1 Yew Tree and 1 Sycamore tree.</p> <p>d)T/2019/0042: 22, Holly Road, Windermere: Fell Eucalyptus and crown reduce holly.</p>
90.	<p>Planning Decisions: The planning decisions of the Lake District National Park listed on the agenda were noted. Town Councillors regretted the difference of opinion on the following applications approved by the LDNPA: Braithwaite Fold, where Town Council had a number of key concerns. Grosvenor Terrace, where the Town Council had raised potential problems with neighbours' amenity due to the close proximity of flues and output units to next door properties.</p>
91.	<p>Dates of Next Meetings: Wednesday 17th April 2019 at 7pm Wednesday 22nd May 2019 at 7pm</p>
	<p>The meeting closed at 8.30pm.</p>

Signed as a true and accurate record: