



# WINDERMERE TOWN COUNCIL

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

## Minutes of the Meeting of the Planning sub-committee 27<sup>th</sup> November 2019 at 7pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p><b>Present:</b> Cllrs Jenny Borer, Adrian Legge, Sandra Lilley, Magda Khan &amp; Alan Hands. Also: Mrs Julie Hartley, Town Clerk and 3 members of the public. The meeting opened at 7pm.</p>
71.	<p><b>Apologies and absence:</b> NONE</p>
72.	<p><b>Minutes:</b> The minutes of the meeting held on 30<sup>th</sup> October 2019 were approved and signed.</p>
73.	<p><b>Declarations of Interest:</b> NONE</p>
74.	<p><b>Requests for Dispensations:</b> NONE</p>
75.	<p><b>Public &amp; Town Councillor Input</b> <u>Janet Chapman</u>, resident of Troutbeck Bridge, addressed the meeting with reference to the application for the land at Back Acre (3 new houses) 7/2019/5705. She asked that the following issues be carefully considered when looking at this application: This development is in an area of high flood risk (Calgarth View has flooded 7 times in recent times). Although the Environment Agency have carried out works to the culvert and the County Council are installing a flood wall, it is acknowledged by both organizations that there will still remain a flood risk. The development site, above Calgarth View, would require hard surfacing and this would only exacerbate the risk and add to the problems of a culvert that is already struggling. There are a myriad of other problems with this development, including access, potential damage to the culvert itself, legal issues around the drying green and the lack of any affordable housing proposals. The Town Council are strongly asked to recommend rejection of this application, which would only add to the stress of the local occupants if it were to go ahead. <u>Malcolm Dunn</u>, resident of Troutbeck Bridge, addressed the meeting on the subject of the same development (7/2019/5705). He wished to underline the points made so clearly by Janet Chapman and add his views about the road access. Brook Street is already a difficult and highly dangerous road. The development of this site and the potential for a further 9 cars would only add to the safety issues that are being experienced. He asked that the Town Council recommend rejection on the basis of the flood risk but also the highways safety risk. <u>Roger Mallinson</u>, resident of Troutbeck Bridge, supported his neighbours by underlining the history of the damage done to the area by flooding and the strong feelings of local residents. He proposed that the management of drainage and flood risk should be paramount when considering planning applications for this area.</p>

Signed as a true and accurate record:



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76.	<b>Member/Clerk Announcement:</b> The Clerk updated Councillors about the arrangements for a site visit to the Belsfield Hotel, in advance of the application.
77.	<b>Planning Applications:</b> The following recommendations were agreed: <b>a)7/2019/5687: 5 Rayrigg Rise, Bowness:</b> Replacement of existing conservatory with new two storey extension and remodelling of existing main and garage roof (amendment of previous consent 7/2018/5717) 25/11 No objections.  <b>b)7/2019/5690: Beech Hedge Lodge, Old College Lane, Windermere:</b> Demolition of existing garage, porch & conservatory. External alterations, erection of single storey extensions & addition of first floor.28/11 No objections.  <b>c)7/2019/5693: Queens Hotel, Windermere:</b> Outdoor part-covered patio and seating area. (27/11) Councillors were supportive of the visual improvement that this development will achieve. However, they are concerned about the noise problems in what is a mixed residential area and are supportive of the proposal put forward by SLDC that there needs to be a full noise abatement plan prepared with the managers of the Queens Hotel and that this plan is monitored by SLDC.  <b>d)7/2019/5705: Land at Back Acre, Troutbeck Bridge:</b> Construction of 3 no. new detached dwellings and associated access and infrastructure works. (2/12) The sub-committee strongly recommend that this application is rejected for the following reasons: This is an area of high flood risk and further hard surfacing would surely only exacerbate and increase the risk to the community at Calgarth View, which has already undergone flooding on 7 occasions in recent years. It is noted that the Environment Agency have also recommended rejection on this basis and the sub-committee believe that no development should take place on this site without a full upgrade of the drainage system to drastically reduce flooding risk. There are substantial problems with the access to this site, via Brook Street, which is already a dangerous junction with significant safety issues. Adding to the traffic up and down this road will again exacerbate this. There are several other issues on which the sub-committee is not satisfied. There is no reference to local occupancy or affordable housing. There seem to be some legal issues to be resolved around the drying green. The appearance of the development is not sympathetic to the local vernacular which is largely local slate. Finally, there does not appear to be adequate provision for parking (3 spaces needed per household) or bin storage.

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	<p><b>e)7/2019/5649: 9 Windermere Park, Windermere:</b> Single Storey garage extension. (re-presented from October meeting). The sub-committee have concerns that the siting of the proposed extension, right up to the edge of the road/pavement, permanently changes the building line of this street and sets an unfortunate precedent. As such, it is recommended that this application be refused and potentially space be identified for the extension to the north of the site, where it will have much less impact on the street view.</p> <p><b>f)7/2019/5669:</b> The Stables, Bellman Landing: Replacement of all windows &amp; doors with triple glazed units (6/12) Recommend approval as an improvement to the building which is sympathetic to the design.</p> <p><b>g)7/2019/5701: The World of Beatrix Potter, Bowness:</b> Single storey tea room extension. (6/12) Recommend approval. This is an improvement that is tasteful and in keeping.</p> <p><b>h)7/2019/5682: Windermere Marina Ltd, Bowness:</b> Replacement and reconfiguration of existing timber and floating jetties with new floating jetties, associated dredging, infrastructure and ancillary facilities (11/12) Recommend approval. Improvement.</p> <p><b>i)7/2019/5731: Boathouse adjoining Woodlands Boathouse at Storrs Park:</b> Proposed erection of an additional 2 storey, 2 bay boathouse and associated jetties, adjoining boathouse previously approved on same site (July 2018 ref; 7/2018/5348) following withdrawal of planning application 7/2019/5447 (16/12) No objections.</p> <p><b>j)7/2019/5640: Glebe Park golf and tennis, Glebe Rd, Bowness:</b> Use of tennis courts for markets and community events (16/12) Recommend approval.</p>
78.	<p><b>Tree Applications:</b> The following tree works applications were noted.</p> <p><b>a)T/2019/ 0200: Sunnybank House, Princes Road, Windermere:</b> T1 - Apple tree - crown reduction by maximum 40% and cutting out dead wood. T2 - Magnolia - crown reduction by maximum 30%</p> <p><b>b)T/2019/0203: Hodge Howe Cottage, Ambleside Road, Windermere:</b> Remove two beech trees &amp; one Rowan and replant the two Beech &amp; Rowan tree. G1 - Remove three Silver Birch &amp; replant with Birch. G2 - Remove remaining trunk of Yew No 5 and replant with Yew. T10 - Remove dead Ash tree &amp; replace with Rowan. T13 - Remove one Silver Birch &amp; replant with Silver Birch.</p> <p><b>c)T/2019/0210: Tourist Information Centre, Victoria Street, Windermere:</b> T1 Sycamore -</p>

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	<p>Fell - crown dieback over road and signs of decay in main unions T2 Oak - Crown lift to create a 4 metre clearance over the path, crown clean and remove deadwood T3 Willow - Fell - roots damaging footpath G1 8 Oaks - crown clean and remove deadwood, prune to create a 2 metre clearance from adjacent buildings &amp; 3 metre clearance over footpaths</p> <p><b>d)T/2019/0211: St Mary's Church, Windermere:</b> T1 Oak - crown lift to create a 3 metre clearance of the Lychgate and church, Crown clean and thin crown by 20%</p> <p><b>e)T/2019/0212: Windermere Library:</b> T1 Sycamore - Fell - due to extensive crown dieback. T2 Birch - Crown lift to 4 metres. T3 Lime - Crown lift to 4 metres. T4 &amp; T5 Western Red Cedar - Crown lift to 4 metres. T6 Beech - Crown lift to 4 metres over parking bays. T7 Oak - Crown clean and remove large deadwood limb over road. T8 Beech - Crown reduce 30%, T9 Beech - Crown reduce 30%. T10 Cotoneaster - Crown lift 3 metres over road.</p> <p><b>f)7/2019/0213: Ladyholme Walk, Windermere:</b> Sycamore - Remove deadwood over 50mm diameter. Various (Group) - Crown lift over footpath to 2.5m</p>
79.	<p><b>Planning Decisions:</b> The planning decisions of the Lake District National Park listed on the agenda were noted.</p>
80.	<p><b>Follow Up List:</b> This was reviewed and updated.</p>
81.	<p><b>Dates of Next Meetings:</b> Monday 9<sup>th</sup> December at 4pm</p>
	<p><b>The planning sub-committee meeting closed at 8.20pm</b></p>

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