



WINDERMERE TOWN COUNCIL

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

Minutes of the Meeting of the Planning sub-committee 28th August 2019 at 7.15pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p>Present: Cllrs Jenny Borer, Sandra Lilley, Magda Khan, Adrian Legge & Alan Hands. Also: Mrs Julie Hartley, Town Clerk, Mark Kidd, LDNPA Parish Representative. The meeting opened at 7.15pm.</p>
36.	<p>Apologies and absence: NONE</p>
37.	<p>Minutes: The minutes of the meeting held on 24th July 2019 were approved and signed.</p>
38.	<p>Declarations of Interest: NONE</p>
39.	<p>Requests for Dispensations: NONE</p>
40.	<p>Public & Town Councillor Input NONE</p>
41.	<p>Member/Clerk Announcements: Councillors thanked Neil Henderson for attending the informal pre-session at which he answered a number of questions of clarification . This session was useful to all who attended and the Clerk was asked to write to Neil to thank him. Similarly, Councillors also thanked Mark Kidd for attending the pre-meeting and giving a short presentation on the operation of the LDNPA Development Committee, which, again, was found to be very useful and illuminating. The Clerk updated on progress in agreeing the content of the letter with CCC which will be issued to all local businesses and deals with street clutter.</p>
42.	<p>Planning Applications: The following recommendations were agreed: a)7/2019/5365: Blackmoss Farm, Blackmoss Lane, Windermere: New extension to south elevation for new stairway and attached lean to open verandah. New window to north elevation. <u>No objections.</u> b)7/2019/5487: The Howes, Blackmoss Lane, Windermere: New dwelling. <u>No objections.</u> c)7/2019/5402: St Andrews, Lake Road, Bowness: Change of use to refreshments garden and erection of single storey bar/kitchen and toilets. (re-submission of application 7/2018/5472) The sub-committee expressed their dismay with the way in which this area has been developed, in advance of planning approval. They had read the submission by the Civic</p>

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Society, contained on the planning portal, which draws attention to the short-comings in the way in which this site has grown and operated through the summer. The sub-committee support all the points that have been highlighted by the Windermere & Bowness Civic Society.

They unanimously recommend that the LDNPA REFUSE this application on the following grounds:

- a) The changes to the boundary walls, toilet block and the cafe building that are proposed/put in place are too high and obscure what has always been an attractive view of the garden and villa. Indeed, the walls of the toilet block that are proposed are higher than the wall. This is substantially different to the application approved (7/2016/5773), despite the comments of the applicant to the contrary. This application showed a lower grass roof so that the wall and buildings blend in with the garden and be unobtrusive when viewed externally. This is a NONE APPROVED height and should be remedied.
- b) It is important to note that the design of local lakeside villas are one of the reasons for granting of World Heritage Status. Obscuring the view of a prominent lakeside villa must be contrary to these requirements.
- c) The building materials proposed, particularly the vertical timber cladding, are not those of the local vernacular and will spoil the appearance of this important building, prominent in the conservation area.
- d) The development of the garden is too intense (bar size has more than doubled) and not in keeping with the definition of a garden. There is little, if any, green space remaining and the historic link between the house and garden has been lost.
- e) The disabled access that is shown on the diagrams is not acceptable and should conform to the DDA and a ramp of proper gradient be included.
- f) The proposals are totally unsympathetic to the historic nature of this house and garden.
- g) The proposals as outlined have changed out of all recognition to the original plans.
- h) We note that the Environmental Health Officer has concerns about noise on the site and has proposed conditions on the use of any amplified music. Given that visitors to this area should be able to have quiet enjoyment of this area of international importance, we ask that the LDNPA impose enforceable conditions on noise pollution on this site.

d)7/2019/5460: The Heaning & Stable Cottages, Heaning Lane, Windermere: Variation of condition 2 (plans) on planning application 7/2018/5759 - Creation of a link between The Heaning and Stable Cottages alongside other external and internal alterations to the buildings and extension to the terrace

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Recommend Approval - sensible solution to the use of the space.

e)7/2019/5382: The Royalty Cinema, Bowness: Affix a satellite dish to south wall.
No objections

f)7/2019/5473: Old Fire Station, Brook Road, Windermere: New 3 bed dwelling
No objections.

g)7/2019/5458: Longacre, Storrs Park, Bowness: Detached Garage
No objections.

h)7/2019/5479: Lipwood, Old College Lane, Windermere: Use of building as 6 apartments.
Recommend Approval due to improvement to safety on site.

i)7/2019/5482: 38 Orrest Drive Flats, Windermere: Replace existing ground floor window with a door
Recommend Approval. Improvement.

j)7/2019/5494: 1 Edlan Place, Old Hall Road, Windermere: Creation of independent access
Recommend Approval. Improvement.

k)7/2019/5499: 3 North Cottages, Bank Road, Windermere: Proposed replacement rear lower ground floor extension and rear dormer roof extension and "Pavement Lights" to front garden.

The sub-committee has reservations about this application and is concerned about the effect of these proposals on the appearance of these historical buildings, some of the oldest in the conservation area and of great significance. We ask that the LDNPA Conservation Officer take a close look at the proposals and their impact from a professional point of view and historical legacy.

l)7/2019/5488: Calm Waters, Newby Bridge Road: Extensions to Boat House.
This is a matter for Cartmel Fell Parish Council and the sub-committee will support their recommendations.

m)7/2019/5478: The Ark, Old Hall Road, Troutbeck Bridge: Like for like jetty replacement.
Recommend Approval. Improvement.

n)7/2019/5508: 1-3 Low Birthwaite, Old College Lane: Refurbish and reconfigure existing house. Remove timber porches. Add staircase and porch extension. (10/9)
The sub-committee has concerns and reservations about the use of the bi-fold doors to the

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	<p>right end of this development. These detract from the historical nature and significance of some of the oldest buildings in the conservation area. We recommend that the LDNPA conservation officer take a close look at these proposals and give a recommendation on the basis of historical legacy.</p> <p>o)7/2019/5509: Formerly Windermere Garden Centre, New Road: Landscape Contractors establishment. Personnel base and materials storage. <u>Recommend Approval.</u> The sub-committee welcome a return to the original use of the site and the cessation of the use as a car dump.</p> <p>p)7/2019/5520: The Coach House, Blackwell: Installation of solar panels <u>Recommend Approval.</u> The sub-committee is in support of a renewable energy installation that does not impact on the appearance of the area.</p>
43.	<p>Appeal to Planning Inspectorate: Rosthwaite: 7/2018/5609: It was agreed that the sub-committee should write a further letter direct to the Planning Inspectorate in support of the LDNPA officer decision to recommend refusal of this application.</p>
44.	<p>Tree Applications: The following tree works applications were noted and action agreed.</p> <p>a)T/2019/0114: Lilac Cottage, Old Hall Lane, Windermere: Trim lowest overhanging branch on fir tree.</p> <p>b)T/2019/0113: Windermere Hotel: Fell 1 Holly and a group of self-seeded sycamore.</p> <p>c)T/2019/0112: Ottersholme, Storrs Park, Bowness: Fell 1 Beech & Crown raise 2 oaks.</p> <p>d)T/2019/0119: Windermere Marina Village, Bowness: Crown raise 2 beech, 1 oak, 2 sycamore. Fell 6 birch, 1 Lawson cypress, 4 ash, 1 oak, 1 alder, 2 sycamore. Prune 4 sycamore, 1 alder, 2 elm, 2 oak, 1 beech, Cllr Hands agreed to contact the LDNPA to find out more information about this as it would appear to be an extreme felling of trees.</p> <p>e)T/2019/0129: 11 Fairfield, Bowness: Fell 1 Ash & 1 Sycamore</p> <p>f)T/2019/0127: Rayrigg Road Car Park, Bowness: Mixed Group of Hazel, Elm and scrub broadleaved trees, reduce to coppice stools to enable regrowth.</p> <p>g)T/2019/0131: 1 Hilltop, Old Hall Rd, Troutbeck Bridge: Oak (T3) - Fell due to danger.</p>
45.	<p>Planning Decisions: The planning decisions of the Lake District National Park listed on the agenda were noted. Cllr Borer had reviewed those decisions where the Town Council's recommendation was different to the LDNPA decision and briefed the sub-committee on the reasons why.</p>
46.	<p>Follow Up List: This was reviewed and updated.</p>
47.	<p>Dates of Next Meetings: Wednesday 25th September 2019 at 7pm Wednesday 30th October 2019 at 7pm</p>
	<p>The planning sub-committee meeting closed at 8.45pm</p>

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