



WINDERMERE TOWN COUNCIL

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

Minutes of the Meeting of the Planning sub-committee 29th January 2020 at 7pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p>Present: Cllrs Jenny Borer (Chair), Adrian Legge, Sandra Lilley, Magda Khan & Alan Hands. Also: Mrs Julie Hartley, Town Clerk, Town Cllr Catherine Musetti, 2 members of the public. The meeting opened at 7pm.</p>
93.	<p>Apologies and absence: NONE</p>
94.	<p>Minutes: The minutes of the meeting held on 9th December were approved and signed.</p>
95.	<p>Declarations of Interest: Cllr Adrian Legge in application 7/2019/5763 (is associated with an objector). Cllr Legge did not vote on this item.</p>
96.	<p>Requests for Dispensations: NONE</p>
97.	<p>Public & Town Councillor Input Cllr Musetti addressed the sub-committee on applications 7/2019/5777, 5824 and 7/2020/5004 & 5020. She made the key point about the lack of local affordable accommodation and asked the sub-committee to take this into account when making recommendations on the above applications, which propose to convert residential accommodation to commercial or are new build housing that is of a type not necessarily needed in the parish. She stressed the importance of encouraging low cost housing. The Chair thanked Cllr Musetti for her contributions.</p> <p>A local resident from North Terrace spoke to the sub-committee on application 7/2019/5763. She reflected the opinions of the community of that area in reminding councillors about the number of approved applications in recent years, which have developed the area to capacity. The community feel strongly that this is not the best place to put a business that is expecting visitors, as it is a strong residential area hidden away. She also stressed that there is extreme pressure on parking and that, with up to 16 people utilizing the facility and the need for staff parking this adds traffic to a street that is already up to its capacity. The Chair thanked the local resident and there were no further questions.</p> <p>Wayne Riches, the applicant for 7/2019/5763, explained that the planning application is for only a portion of the building and that there are 2 separate properties. This application is for the first floor and the entrance will not impact on North Terrace at all, being from Biskey Howe road. He understands that the ground floor will be used as a storage facility but has nothing to do with the escape rooms and is owned separately. He confirmed that it would not be good for business if customers struggled to park and the business model, of pre-paid bookings enables this to be dealt with, as customers will be directed to nearby public car</p>

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	<p>parks. All customers will be told that there is no available on street parking, as the sessions last for 1hr20mins and parking is only for 1hour on the road side at Biskey Howe. He also gave reassurance that, as a family attraction, there will be no problems with alcohol or noise and that is the experience at Lakeland Village. He also confirmed that the 2 members of staff will be able to park in the dedicated spaces that come with the property. The Chair thanked Mr Riches and councillors asked questions of clarification, which focused on the size of groups and the staff needed.</p>
98.	<p>Member/Clerk Announcements: The Chair reported on the visit of the sub-committee to the Belsfield Hotel, which was a fact finding event, prior to the planning submission. The project manager was able to explain the thinking behind what will be proposed. It was a worthwhile and interesting experience but it was stressed that this does not form part of the legal planning process.</p>
99.	<p>Planning Applications: The following recommendations were agreed:</p> <p>a)7/2019/5763: The Workshop, Biskey Howe Road, Bowness: Change of use of premises to Class D2 - Escape Rooms (2/1) No substantive objections. There are no designs for the signage attached to the application which the sub-committee would like to see, given that any signage in this conservation area should be sympathetic to the heritage of the locality. It was also noted that there has been confusion amongst local residents about the access point for the attraction (worries about this being North Terrace rather than Biskey Howe Road, as is the case). The sub-committee has read the numerous representations from local residents, most of which raise issues about parking on North Terrace. The LDNPA, in its final recommendations, should ensure that all residents concerns are answered.</p> <p>b)7/2019/5771: 21 Broad Street, Windermere: Front and rear dormers and rear extension (7/1) No objections. The sub-committee note and support the request of the neighbor for work to commence after 9am due to noise and disruption to the bed and breakfast business.</p> <p>c)7/2019/5780: Flat above 3 Victoria Street, Windermere: Conversion into 2 flats. (14/1) No objections other than some concerns about the increase in parking need in this busy area.</p> <p>d)7/2019/5814: Storrs Hall Hotel, Storrs Park: Proposed access track and associated landscaping adjacent to the Lodges (16/1) Recommend approval. A very attractive scheme.</p> <p>e)7/2019/5777: St Andrews, Lake Road, Bowness: Amendment to approved scheme, condition 2 (plans) on planning permission 7/2011/5340 - Refurbishment, part demolition, extension and new build from residential dwelling to new bar, restaurant and suites (17/1)</p>

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The sub-committee strongly recommended refusal of the planning application 7/2019/5402 and the LDNPA refused it outright. The sub-committee has been dismayed at the way in which this business has developed the garden area without permission and has been open for business all last summer. The development, as stands, is an eyesore within the conservation area and sets an unfortunate precedent for other commercial enterprises.

This application assumes that the appeal that has been made against the refusal of 7/2019/5402 will be successful and that this expanded and unsympathetic garden bar scheme will go ahead. Given that there has been no decision as yet about this, the sub-committee believes it is procedurally wrong to even consider a response on the above application and recommends refusal.

f)7/2019/5811: Mylne Beck Livery, Mylne Beck House, Lake Road, Windermere:

Amendment to local occupancy condition to include Central and South East Distinctive Area, condition 3 on planning permission 7/2017/5258 for construction of two dwellings (17/1)
Recommend approval.

g)7/2019/5689: Mylnegarh, Oak St, Windermere: Redevelopment of 4 apts into 7. (20/1)

The sub-committee is generally supportive of the proposed redevelopment but has strong concerns about parking availability. The Highways Authority have confirmed that this street is up to capacity with residential parking permits already. Any approval of the scheme should attach a condition that a means of providing adequate parking is achieved.

h)7/2019/5817: Blackwell Boat House, Storrs Park: Alterations to an existing boathouse to create a dayroom and shower/wc at 1st floor level within the envelope of the existing building and projecting balcony. Instal a packaged treatment plant adjacent to the building (20/1)

Recommend approval - preservation of a heritage asset.

i)7/2019/5839: 8 Langrigge Park, Windermere: Alterations and extensions to dwelling to form additional bedroom, garden room, garage and entrance porch (30/1)

No objections.

j)7/2019/5824: Brackenrigg Lodge, Windy Hall Road, Windermere: Erection of 3 no. 3-bedroom, local occupancy houses, following withdrawal of 7/2019/5116 (31/1)

The sub-committee has no material planning objections to the scheme as proposed but does question the need for properties of this type. Although local occupancy, they will not be affordable to the majority of local people.

k)7/2019/5846: Woodvale, Middle Entrance Drive, Bowness: Construction of a single storey extension to the rear of the property to incorporate new utility room and small office. (3/2)

No objections.

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l)7/2019/5816: Merethwaite, Old Hall Road, Troutbeck Bridge: Erection of boathouse following withdrawal of application 7/2019/5859. (5/2)

No objections.

NB the "Lake Elevation" on the submitted drawings is incorrect and belongs, in fact, to the previous application which was withdrawn.

m)7/2020/5004: 5 Grosvenor Terrace, Bowness: Change of Use of first floor flat 5A Grosvenor Terrace, Bowness on Windermere to from C3 (dwellinghouse) to A3 (restaurant and cafe).

No material planning objections to the submitted proposals but it is with regret that the sub-committee states this. It would have been far preferable if the affordable housing that is being taken away could have been continued or re-provided for the good of the community.

n)7/2019/5798: Midways, Windy Hall Road, Bowness: Proposed Extension & alterations to raise roofline and create hip to gable to create first floor accommodation (7/2)

Recommend Approval. Improvement

o)7/2020/5010: The Boathouse, Bellman Landing, Bowness: Replacement of Boathouse with additional ancillary areas above wet dock (7/2)

No material planning objections but LDNPA should be confident that the sewage disposal (uphill to the main sewer) proposals are feasible.

p)7/2020/5020: Corner Cottage, Old Hall Road, Windermere: Amendment to surface water drainage, conditions 2 and 9 on planning permission ref 7/2018/5270 for the erection of two, 4 bedroom, 2 storey detached houses with integral garages to meet local needs, including new vehicular access (Re-submission of application 7/2017/5604) (13/2)

Recommend refusal. The neighbour's letter of representation raises too many issues for the sub-committee to be confident that this scheme for surface water drainage is workable.

q)7/2020/5023: Firbeck, Annisgarth Drive, Windermere: Workshop extension, new car port, replacement walkway and balcony, external and internal alterations to existing dwelling (17/2)

The sub-committee support the design but must recommend refusal on the basis of the appearance of this extension, which includes no local materials. The composite cladding is particularly inappropriate for our area.

r)7/2020/5024: 74 Oakthwaite Rd, Windermere: Single storey rear extension and two storey side extension with internal alterations to reconfigure living accommodation, provide a ground floor WC and enlarged third bedroom. External deck with garden store below. (17/2)

Recommend refusal on the basis that this is over-development of the site which could set a precedent. The side extension looks to be right up against the boundary with the

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	<p>neighbouring property and could be deemed unneighbourly. There are significant problems with the design and appearance, particularly the proposals for materials, where the roof treatment is to be changed from local slate to EDPM.</p> <p>s)7/2020/5017: Post Knott Cottage, Brantfell Rd, Bowness: Extension to dwelling as granted by planning permission 7/2007/5141 on 3 May 2007 not in compliance with conditions 3 & 5. (18/2) No objections.</p> <p>t)7/2020/5033: Tesco, Royal Square, Bowness: 2 x internally illuminated fascia panels; 2 x graphic vinyl and 4 x plain frosting (20/2) Recommend refusal on the basis of design and appearance in the centre of a conservation area. The advertising and lighting is excessive and gaudy compared to the current design, with the subtlety of plain frosted glass, which was, originally, done on the recommendation of the then LDNPA conservation officer.</p>
100.	<p>Tree Applications: The following tree works applications were noted with comments only on (e)</p> <p>a)T/2019/ 0227: Annesdale House, Ambleside Road, Windermere: T1 Maple - reduce and shape the upper crown by 1m. T2 Magnolia - reduce and shape to previously pruned height. Approximately 1 metre reduction all round. T3 Laburnum - remove to provide space for surrounding trees and plants. T4 False Acacia - remove due to lean and layout of the garden.</p> <p>b)T/2019/0225: The Phoenix Centre, Windermere: T1 Ash - fell due to canker and die back.</p> <p>c)T/2019/0229: Stable Cottage, Low Birthwaite, Windermere: T1 - Beech Tree - Crown raise approx 5m over road (9/1)</p> <p>d)T/2019/0235: Quarry Rigg, Bowness: H1 - mixed hedge - height reduction, T1 - Yew - Height reduction, T2 - Height reduction & H2 - Height reduction (17/1)</p> <p>e)T/2020/008: White Lodge Hotel, Lake Rd, Windermere: Fell 1 Deodar cedar in car park (19/2) The sub-committee cannot readily see the justification for taking out such a lovely tree.</p>
101.	<p>Planning Decisions: The planning decisions of the Lake District National Park listed on the agenda were noted.</p>
102.	<p>Follow Up List: This was reviewed and updated.</p>
103.	<p>Dates of Next Meetings: Wednesday 26th February 2020 at 7pm</p>
	<p>The planning sub-committee meeting closed at 9.30pm</p>

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