



# WINDERMERE TOWN COUNCIL

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

## Minutes of the Meeting of the Planning sub-committee 30<sup>th</sup> October 2019 at 7pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p><b>Present:</b> Cllrs Jenny Borer, Adrian Legge, Sandra Lilley, Magda Khan. Also: Mrs Julie Hartley, Town Clerk and 7 members of the public. The meeting opened at 7pm.</p>
59.	<p><b>Apologies and absence:</b> Cllr Alan Hands</p>
60.	<p><b>Minutes:</b> The minutes of the meeting held on 25<sup>th</sup> September 2019 were approved and signed with one minor amendment to a planning reference made on the text.</p>
61.	<p><b>Declarations of Interest:</b> NONE</p>
62.	<p><b>Requests for Dispensations:</b> NONE</p>
63.	<p><b>Public &amp; Town Councillor Input</b> Keith Fell, a resident of Ghyll Road, spoke on planning application 5534 (proposal for 4 maisonette dwellings on the garage site on Ghyll Road). He underlined the issue, made by many local residents in written representations, that parking problems are already endemic in the area and that the problem will only get worse. With cars parked on the road, access for emergency vehicles is becoming a real problem. This proposal, which will remove car parking spaces, will only exacerbate these problems and, as such, he asked that the Town Council recommend that this application be refused.</p> <p>Wilf Ellis, resident at Barn How, spoke on application 5575 (Hill Rising, replacement dwelling), which is next door to his property. He asked that the Town Council recommend that planning consent is withheld for a number of reasons. Firstly, the siting of the roof terrace with a glass balustrade and the fact that the majority of the roof remains flat, at odds with the pitched roofs of surrounding properties. Secondly, the larger footprint of the new building, its 2 storeys, rather than the existing bungalow, which will lead to massing and dominance over the surrounding properties and conflict with the natural fall of land down Smithy Lane. Thirdly, the size of the proposed building will bring it much closer to Barn How and plans suggest that this will be less than 2.5m and therefore a loss of amenity and challenges to maintaining the gable end of Barn How. Fourthly, the closer proximity of the building to Barn How and the use of glass on the NE elevation, there will be a loss of privacy to Barn How. Finally, the excessive use of glass on the NE elevation conflicts with the local vernacular.</p> <p>Malcolm Green, resident at Woodside. Spoke on application 5575 (Hill Rising) as a neighbouring property. He asked that Town Council recommend refusal of this application for three reasons. 1. The mass and visual impact of the much larger property that is</p>

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	<p>proposed. 2. The roof terrace looking down on neighbours, signifies an intrusion into the privacy of surrounding properties. 3. The greater length of the property along the boundary impacts on the light of neighbouring properties. In summary, this new application is improved over the previous one, but there are still issues of great concern to local residents.</p> <p>Oliver Harman, also spoke as the applicant for 5575 (Hill Rising). He underlined that this application is a response to the matters of concern raised by the previous proposal and design, which led to refusal by the LDNPA and every attempt has been made to take on board the issues raised. A new, local architect has been appointed who understands and is sympathetic to the local vernacular. He responded to the concerns raised by the owners of Barn How of intrusion into their privacy to highlight that the new building is still 8m away from their boundary. The aim has been to achieve a much lower ridge area than the original application, to answer the concerns about the mass of the property. There is now only the pitch roof at the back of the proposed building that is the height of Woodside. The location of the building on the site has been moved back to achieve less visual impact. He has worked hard with the architect to meet the concerns of local residents and planners and did point out that, if necessary, the roof terrace could be re-positioned so as to not overlook any of the surrounding properties.</p> <p>The Chair thanked those who had contributed to the debate in public and explained that the sub-committee would now move onto consideration of the planning applications on the agenda and that no further comments would be considered from members of the public.</p>
64.	<b>Member/Clerk Announcement:</b> NONE
65.	<b>Planning Applications:</b> The following recommendations were agreed:  a)7/2019/5538: <b>Garage Site off Ghyll Close, Windermere:</b> Two new 3 bed dwellings and associated parking b)7/2019/5534: <b>Garage Site off Ghyll Close, Windermere:</b> 4 no. maisonette dwellings and associated parking providing 2 no. 1 bedroom/2 person apartments and 2 no. 2 bedroom /3 person apartments (22/10)  Councillors commented on both of these applications together, as the issues raised are the same. Councillors are sympathetic to the concerns that have been raised by local residents, both at this meeting and also in their individual letters of representation. They recognise that one of the most important concerns of the Town Council in representing the community is the lack of parking provision in the area and the subsequent problems that this causes for local people living in such a popular area for visitors. As such, they would have expected this application, which serves to meet a need for local housing, to have contained a proposal for

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re-provision of the lost parking spaces, thereby responding to the needs of local people and the comments of the Highways Authority. They also share the concerns of residents about the build up of parked cars and the growing difficulty of access to the area by emergency and facilities vehicles. Given that there are no proposals to replace lost parking in these applications and the problems that are exacerbated, the sub-committee recommends that both applications be refused.

**c)7/2019/5556: St Catherines Wood, Land to the North of Keldwyth Drive, Troutbeck Bridge:** Proposed new build two-storey local occupancy residential dwelling. (22/10)

The sub-committee recognised the many unresolved issues that are raised in the written representations on this application, including: flood risk (and the many conditions that are proposed by United Utilities prior to approval), the possibility of restrictive covenants on the site and the interpretation of the 2015 high court judgement on development of this site, the assertions of negative impacts on wildlife and the potential for unneighbourliness in the design of the building. As such, the sub-committee recommends refusal of this application which seems premature, given the issues that are still to be resolved.

**d)7/2019/5603: 1 Runnel Cottage, Sunny Bank Road, Windermere:** Two storey domestic side extension and single storey rear extension (18/10)  
No objections.

**e)7/2019/5601: Low House Business Centre, Cleabarrow, Windermere:** Proposed 3 No additional first floor windows at unit 1 (22/10)  
Recommend approval.

**f)7/2019/5604& 5605: Hydro Hotel, Bowness:** The limited demolition and rebuild of the hotel entrance façade and above balconies to the primary west facing elevation, along with associated internal reordering and refurbishing of the hotel. Repair of some roofs and windows. The erection of a new lift and stair tower. Replacing the existing bridge leading to the Biskey. External Works to improve existing entrances, parking layouts, landscaping, external seating areas, arrival and welcome including adding provision for accessible parking, drop-off and way-finding. (23/10)

The sub-committee is, in general, supportive of this application, which aims to improve a key local asset and provide a more harmonious main elevation. They do, however, wish to highlight an issue that emerges locally whenever this site is discussed. There are significant problems for coaches in accessing this site and in manoeuvring and turning. This impacts on the adjacent Helm Road and can cause chaos at busy time. It is recommended that these proposals to improve the site seek to address this key issue wherever possible.

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**g)7/2019/5587: Merethwaite, Old Hall Road, Troutbeck Bridge: New Boathouse (23/10)**  
The sub-committee concluded that the proposed building is too big and and well-provided to constitute a boathouse and that this appears to constitute separate and self-contained accommodation on the site. It recommends refusal based on the creeping over-development of the site.

**h)7/2019/5606: Hodge Howe Cottage, Ambleside Road, Windermere: Demolition of Equipment and Log Stores and erection of new Single Garage with Workshop & Log Stores (27/10)**  
Recommend approval. Well designed and useful.

**i)7/2019/5586: Merethwaite: Old Hall Road, Windermere: Erection of ancillary gatehouse as part of main dwelling (28/10)**  
The sub-committee concluded that this proposal cannot be described or applied for as ancillary accommodation. It appears to be a separate new dwelling. It recommends refusal based on the creeping over-development of the site.

**j)7/2019/5509: Former Windermere Garden Centre, New Road, Windermere: Landscape Contractors Establishment: personnel base and material storage (30/10)**  
Town Council has already commented in support of this application.

**k)7/2019/5616: 6, Keldwyth Park, Troutbeck Bridge: Single storey extension at rear. New feature dormer window to front. (4/11)**  
No objections.

**l)7/2019/5631 & 5632 (listed consent): The Yews, Storrs Park: New detached boiler and store room in garden. - Formation of dressing room in existing master bedroom. - Installation of shutters to selected windows & window repairs. - Alterations to doors / windows. (5/11)**  
No objections. The proposals and the detailing are in keeping with this important property.

**m)7/2019/5637: Dornock, Beresford Road, Windermere: Proposed Ancillary Accommodation (6/11)**  
The sub-committee were unable to fully determine on this application as there is not enough information to make a conclusion. It would appear that this is not ancillary accommodation as described and is, in fact, a separate new dwelling. On this basis, it is recommended that the LDNPA refuse this application.

**n)7/2019/5575: Hill Rising, Smithy Lane, Bowness: Replacement of sub-standard dwellinghouse & garaging with associated hard & soft landscaping (7/11)**  
The sub-committee welcomes the improvements that have been made to the proposals on this new application and the appointment of local architects to respond to local concerns. It recognises that this is much closer to an acceptable development on the site. However,

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there are still concerns on the following issues:

- a) Inappropriate use of materials in the design (particularly the fibre cement and the metal roof);
- b) The glazed roof terrace and its potential to overlook neighbours and inhibit privacy, particularly for Woodside.
- c) The visual impact of the property and the massing.
- d) The need for more pre-application discussions with the LDNPA planners.

As such, the sub-committee did not feel able to make a definite recommendation.

**o)7/2019/5486: Land opposite Beech Manor, Newby Bridge Road:** Construction of wet dock boathouse with day room above and dredging (8/11)  
Recommend approval.

**p)7/2019/5600: Ballure, Brook Road, Windermere:** Small extension to rear patio (11/11)  
Recommend approval. Improvement to the property.

**q)7/2019/5626: 1-2 Lakeshore Boathouses, Storrs Park:** Demolition of existing boathouses, wetdock, jetties and living accommodation. Construction of one new boathouse, wetdock, two jetties, 3 bedroom living accommodation and associated site work (11/11)  
No objections.

**r)7/2019/5590: Cleeve Howe, Carriage Drive, Windermere:** Erection of detached double garage (14/11).  
Although the design looks acceptable, the sub-committee recognises, from the letter of representation, that there is a legal issue to be resolved and therefore has no comment until this is clarified.

**s)7/2019/5574: Lindisfarne Guesthouse, Sunny Bank Road, Windermere:** Change of use from gueshouse to dwelling. (12/11).  
No comment.

**t)7/2019/5639: Tudor House, Ellerthwaite Square, Windermere:** Re-roof and replacement of dilapidated windows. (12/11)  
Recommend approval. This is a welcome renovation and the proposals are sympathetic to the conservation area.

**u)7/2019/5649: 9 Windermere Park:** Single storey garage extension (19/11)  
The application is incomplete, as there are no drawings of the elevations for the sub-committee to determine what the garage will actually look like. As such, it is recommended

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	that this application be refused.
66.	<p><b>Tree Applications:</b> The following tree works applications were noted.</p> <p>a)T/2019/ 0061: 32, St Mary’s Park, Windermere: Prune Branches on 1 Beech.</p> <p>b)T/2019/0162: 1 Hilltop, Old Hall Road, Troutbeck Bridge: Fell one oak. (Already refused)</p> <p>c)T/2019/0169: 16, St Mary’s Park, Windermere: TPO 34A T8 - Thuja plicata Crown raise to 4m for the full circumference of the crown by pruning lower secondary branches to alleviate nuisance to vehicles.</p> <p>d)T/2019/0175: Firtrees Guest House, Lake Road, Windermere: Remove a small section of hedge.</p> <p>e)T/2019/0179: Firtrees Guest House, Lake Road, Windermere: Fell 1 Cypress tree</p> <p>f)T/2019/0180: 1 St Mary’s Park, Windermere: Fell group of 6 Cypress Trees and reduce holly tree by 60%.</p> <p>g)T/2019/0182: 3, Elleray Mews, Windermere: Fell 1 silver birch (T1), . T2 - Reduce 2 cherry laurels (T2 &amp; T3) by maximum of 80%</p> <p>h)T/2019/0183: Knotts View Cottage, 12, Hazel St, Windermere: T1 - Willow - Crown reduction by maximum 50%. T2 - Willow - Crown reduction by maximum 50%. T3 - Birch - Crown reduction by maximum 50%. T4 - Copper Beech - Crown reduction by maximum 50%. T5 - Hazel - Crown reduction by maximum 50%</p> <p>i)T/2019/0185: Ashleigh Guest House, College Road, Windermere: Fell one conifer.</p>
67.	<p><b>Local Plan</b> It was decided that the sub-committee would not recommend attendance at the forthcoming hearings to make verbal representation. The extensive and thorough written comments made by the Town Council last year will be presented to the inspectors and they are still relevant. The Clerk will highlight to the LDNPA planners that the Town Council expects full involvement/consultation at an early stage in taking forward any of the major developments listed in the plan.</p>
68.	<p><b>Planning Decisions:</b> The planning decisions of the Lake District National Park listed on the agenda were noted.</p>
69.	<p><b>Follow Up List:</b> This was reviewed and updated.</p>
70.	<p><b>Dates of Next Meetings:</b> Wednesday 30<sup>th</sup> October 2019 at 7pm Monday Mon 9<sup>th</sup> December at 4pm</p>
	<b>The planning sub-committee meeting closed at 9.40pm</b>

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