



WINDERMERE TOWN COUNCIL

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

Minutes of the Meeting conducted via email of the Planning sub-committee 17th June 2020

Minute No	
	Participants: Cllrs Jenny Borer (Chair), Adrian Legge, Sandra Lilley, Magda Khan, Alan Hands.
149.	Councillors unable to participate: NONE
150.	Minutes: The minutes of the e-meeting held on 27 th May 2020 were approved for signature at the next meeting.
151.	Declarations of Interest: None received
152.	Requests for Dispensations: NONE
153.	Public & Town Councillor Input: Cllr Cath Musetti wrote to the sub-committee to highlight her concerns with the development at Low House, Cleabarrow (7/2020/5327), particularly the scale, proximity to neighbours and design (out of keeping with historic nature of the property). She asked that members of the sub-committee take into account these views when making their recommendations.
154.	Member/Clerk Announcements: NONE
155.	Planning Applications: The following recommendations were agreed via email from the 5 sub-committee members: a) 7/2020/5306: 3 Wynlass Park, Windermere: Extensions & Alterations (23/6). <u>No objection.</u> The design is an improvement on the existing building and will have no detrimental effect on neighbouring properties. b) 7/2020/5301: Boathouse at Bellman Landing, Storrs Park, Bowness: Amendment to design to allow appropriate flood resistance and resilience tolerance to be incorporated in the design, condition 2 (plans) on planning permission ref 7/2020/5010, for replacement of boathouse with additional ancillary areas above wet dock (23/6) <u>Recommend approval.</u> A well considered solution. c) 7/2020/5313: Site south of Woodlands Boathouse, Bellman Landing, Bowness: Revised proposals for the construction of two boathouses, one triple dock, one double dock, to supersede two current boathouse approvals, reference 7/2018/5348 and 7/2019/5731. (26/6) <u>No objection.</u>

Signed as a true and accurate record:



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- d)7/2020/5315: The Shammies, Lickbarrow Close, Windermere:** Replacement balcony structure, deck, guarding and new ramp access plus new summerhouse. (25/6)
The balcony structure is overall acceptable but the sub-committee has concerns about the design of the summer house specifically the Japanese extensions at each end of the ridge, which are completely out of keeping with the vernacular style of the neighbouring 1730s Lickbarrow farm.
- e)7/2020/5074: Bottom Flat, 1A Belsfield Terrace, Bowness:** Conversion of a 2 bed flat into 2 x 1 Bed flats (24/6)
No objections but would wish to see adequate storage provided for wheelie bins and recycling boxes. We are assuming this is for local occupancy and ask the LDNPA to confirm.
- f)7/2020/5311: The Ark, Old Hall Road, Troutbeck Bridge:** Construction of a new balcony on the existing west elevation, along with window alterations to provide sliding / folding doors (24/6)
No objection at this addition to previously approved development on the site.
- g)7/2020/5270; The Oaks Country Estate, Crook Road, Windermere:** Demolition and replacement of existing maintenance building, relocation of site office and provision of 10 no. holiday lodges, photovoltaics and associated infrastructure (18/6)
The sub-committee has concerns about a further 10 self catering units, with little architectural value (but similar to many others in the Lake District). They are hidden from view, which leads us to a degree of acceptance. We note that this addition to an already very substantial self-catering holiday stock meets the Local Plan requirements (CS 02 in particular!) but we would ask at what point does the Lake District reach saturation and irretrievably diminish its attraction?
- h)7/2020/5322: The Heaning & Stable Cottages, Heaning Lane, Windermere:** Siting and cladding of storage cabin with veranda; the creation of a new enclosed vehicle turning area, and installation of timber fencing, gates and hedging; siting of a new generator; and relocation of previously approved treatment plant and gas storage tanks (30/6)
No objection. These further planned improvements to the service area would seem reasonable and appear to have addressed our prior concerns about foul drainage.
- i)7/2020/5298: Lakeshore Boathouses 1 & 2, Storrs Park, Bowness:** Amendment to design to allow appropriate flood resistance and resilience toleration to be incorporated into the design, condition 2 (plans) on planning permission ref 7/2019/5626 - Demolition of existing boathouses, wetdock, jetties and living accommodation. Construction of one new boathouse, wetdock, two jetties, 3 bedroom living accommodation and associated site works (1/7)
No objection: Pragmatic amendment to a development which has been previously granted planning approval.

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	<p>j)7/2020/5327: Low House, Cleabarrow, Windermere: 3 Storey side extension (1/7) <u>No objection</u>. This is a re-submission of a previous application which was supported by WTC and the design remains unchanged. The extension has been carefully designed to compliment the existing building. The extension does not affect access or parking in any way. Garden space has not been compromised as the extension will be built on a gravelled area and there is a large garden on the other side of the road. The sub-committee underline what they previously recommended as a condition of approval - that the LDNPA ensure there is sufficient car parking provided for the increased number of rooms. Parking at present is limited.</p> <p>k)7/2020/5268: Land to East of Boathouse 7, Bellman Landing, Bowness: Construction of a dayroom to rear of boathouse 6 & 7 (1/7) <u>No objection</u> provided that the increased roof height is kept in line with the existing 2 storey boat houses in the vicinity. NB construction has already commenced on this development prior to planning permission!</p> <p>l)7/2020/5238: The Cottage, Elleray Road, Windermere: The proposal is to: a) remove the main roof of the existing building and raise the walls by 450mm. This rear roof is interconnected to the roof of an attached Listed Building b) create a first floor storey above the attached single storey extension to accommodate three new letting bedrooms (7/7) The alterations appear to be well-considered but, as there will now be 11 potential guest rooms, plus owners' accommodation, the sub-committee has serious concerns about the impact on car parking. There is barely sufficient space for 6 cars at present and we cannot accept any further pressure on public parking in our town.</p>
156.	<p>Tree Applications: The tree applications listed below were noted. T/2020/0064: Matthews Benjamin Estate Agents, Ellerthwaite Square, Windermere: Re-pollard 1 Willow Tree (2/7) T/2020/0066: Meadow Ghyll, Beemire, BIRTHWAITE ROAD, Windermere: Crown lift 1 willow (1), fell 2 x willow (2 & 4), remove lowest limb towards road 1 willow (3), remove partly snapped branch over road (5) (8/7) T/2020/0067: 1 Hilltop, Troutbeck Bridge: Remove branches from oak that overhangs drive (9/7)</p>
157.	<p>Planning Decisions: The planning decisions of the Lake District National Park listed on the agenda were noted.</p>
158.	<p>Follow Up List: This was reviewed and the Clerk was asked to follow up with LDNPA on the plans for Highfield (access ramp onto Rayrigg Road)</p>
159.	<p>Dates of Next Meetings: Wednesday 29th July 2020 (if travel restrictions remain in place, this meeting will also be conducted via email but advertised to the public in the same way).</p>

Signed as a true and accurate record: