



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 27th May 2020

Minute No	
	Participants: Cllrs Jenny Borer (Chair), Adrian Legge, Sandra Lilley, Magda Khan.
137.	Councillors unable to participate: Cllr Alan Hands
138.	Minutes: The minutes of the e-meeting held on 29 th April 2020 were approved for signature at the next meeting. They were subject to one minor change to the technical wording of the recommendation on 7/2020/5227 which does not affect the actual recommendation made by the sub-committee. The amendment has been made in pen on the copy of the minutes for signing.
139.	Declarations of Interest: Cllr Adrian Legge is the Town Council's representative on the LDNPA Elleray Woods Access project group. This is not regarded as a substantive pecuniary or non-pecuniary interest and Cllr Legge was able to advise the sub-committee on the detail of the project which affects application 7/2020/5276.
140.	Requests for Dispensations: NONE
141.	Letter to Planning Inspectorate: The sub-committee reviewed and approved the draft letter to the Planning Inspectorate with regard to the St Andrews planning appeal against the enforcement notice served by the LDNPA.
142.	Public & Town Councillor Input a) Matthew Stables, a local resident of Keldwyth drive, submitted written objections via email to application 7/2020/5255 (Woodland at Keldwyth). This raised issues with the loss of woodland and special landscape qualities of the area, putting a domestic feature within woodland. The LDNPA refused the previous application on these grounds, as contrary to the Core Strategy for the National Park. The new development addresses none of these issues. Another substantial problem is the installation of a sewer pipe the full length of the access route, which is not addressed in the arboricultural impact assessment and it is believed could contribute to the harm of a significant number of trees. The ecology report does not address the issue of badger sets on the site. The solution proposed to the problem of discharge of sewage and surface water is to utilize the beck which runs through numerous gardens on its way to the lake and is already prone to flooding. The proposal would only exacerbate this problem of flooding and contribute to contamination. b) Sarah McCormack submitted an email in support of the application 7/2020/5238 (Broomhill) which set out the background to the application and the family's hope to

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	<p>add a sympathetic residence to the plot, causing minimal change and enabling the family to live in the area and contribute to the community.</p> <p>c) Bill Smith, Chair of Governors at Lakes School, submitted a letter to the sub-committee with regard to the application 7/2020/5255 (Woodland at Keldwyth). This expresses the concerns felt by the school at the proposal to discharge treated sewage into a natural stream bed flowing through grounds of Lakes School, which already suffers with flooding.</p> <p>d) Representation was received by email from Gillian Mathers, making several objections to the application 7/2020/5276 (Orrest Head Access path). These were responded to in detail by Cllr Legge, on behalf of the sub-committee and copied to the LDNPA planners to raise their awareness of the issues.</p> <p>e) A letter was received from the Woodland Trust which raised concerns about a number of trees in Elleray Woods in relation to the planning application at (i) 7/2020/5276. Cllr Adrian Legge looked into the issues and was able to reassure the Woodland Trust that there will be no lasting damage to the trees highlighted. This is covered in the sub-committee's recommendations below.</p> <p>f) Cllr Peter Hamilton contacted the sub-committee to raise concerns about the appearance of the Hanse Building on the Glebe (approved application 7/2020/5175). These issues were checked by the chair of the sub-committee who was able to confirm that the building work does conform to the content of the approved application.</p>
143.	Member/Clerk Announcements: NONE
144.	Planning Applications: The following recommendations were agreed via email from 4 sub-committee members (quorum is 3): a)7/2020/ 5231: Burnside Hotel (Lakes Hotel & Spa), Kendal Road, Bowness: Replacement Signage to Staff and Main Entrance and South Elevation (26/5). The basic signage is acceptable for the proposed sign at the northern gate. However, the sub-committee agrees with comments made by a local resident that the proposed sign to the southern gateway is very misleading, as it gives access only to the staff car park. Guests arriving from the Newby Bridge direction are likely to turn in here or into the immediately adjacent driveway at Lingwood Lodge. This would result in them having to reverse back on to the A592 and compromise safety on the highway. The sub-committee recommends that the southern sign is either removed entirely (there is proliferation of signs in this area) or amended to be absolutely clear to those travelling in from the south that this entrance is for

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staff only. It should also be noted that there is a hotel in Windermere called Lakes Hotel and that this could also be confusing.

b)7/2020/5193 | : Hawesmead, West Crescent, Windermere: Two storey side extension, single storey rear extension and garage (26/5)

No objections. Pre planning advice has been followed and there appears to be no impact on neighbours. Tree and bat recommendations should be followed.

c)7/2020/5249: 1 Brantfield, Brantfell Road, Bowness: Proposed balcony (29/5)

No objections. This addition is similar to other glazed balcony structures and does not overlook other neighbouring properties. If fitted with clear (untinted) glass, the visual effect should be minimal.

d)7/2020/5238: Broomhill, Birthwaite Road, Windermere: New local needs dwellinghouse (29/5)

The sub-committee would require a lot more information before being able to decisively comment on this proposal. The site is a 12 acre plot of dense woodland. It is a haven for wildlife and the proposed plot has some historical value, as it was used for allotments during wartime, which was originally accessed from St Mary's Lane. The size of the plot means that the proposed building could be easily concealed from public view, but the sub-committee feel a great deal of unease at building in unspoiled woodland. They also question the validity of the claim that this additional building is needed for local occupancy. Any future plans to split the site and sell one property would cause difficulties as there is only one access drive from Birthwaite Road. Currently there are no surveys available to indicate protection of wildlife and trees and how the build would be managed. Part of the course of foul drainage from St Marys Park and Spooner Vale runs through the site and the overhead electricity supply cables to nearby properties are routed through the lower section. A great deal more information is required before a clear recommendation can be made on this application.

e)7/2020/5247: Fold Head Cottage, Fallbarrow Road, Bowness: Alterations to listed building to include replacement windows and back door; partial demolition and rebuild of outhouse with new roof structure; replacement copings to chimney stacks; replacement of sand:cement render with lime render to external walls; internal alterations. (29/5)

Recommend Approval. A sensitive and much needed restoration of an historically important listed building.

f)7/2020/5202: Rocklands, Newby Bridge Road, Bowness: Replacement Jetty (9/6)

Recommend Approval. Like for like replacement and acceptable ancillary work.

g)7/2020/5255: Land off Keldwyth Drive, Troutbeck Bridge: New build 2 storey local occupancy residence (8/6)

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Recommend Refusal: Almost all the owners of properties in Keldwyth Park, below and to the west of the proposed site, have raised concerns about the increased risk of flooding posted by a new large property on the hillside above their properties. Some have stated that a new property would destroy a natural woodland habitat, home to badgers and roe deer. The applicant has introduced amendments to the original proposals for disposing of both foul-water and rain-water run-off from the sloping site. Discharge of treated sewage into a natural stream-bed is understandably of concern to local residents and properties further downstream, most notably Lakes School (letter from Chair of Governors). This sub-committee is not qualified to decide if these new arrangements are sufficient and it is noted that the application does not include an Environment Agency report. The design of the house and choice of materials is wholly out of keeping, with no reference to local vernacular, particularly the use of zinc sheeting on walls and roof. Several of the new houses of modern design near Keldwyth do incorporate some element of local style and vernacular. The proposed building has none and, therefore, is unacceptable.

h)7/2020/5281: Royal Windermere Yacht Club, Fallbarrow Road, Bowness: Erection of fire escape (11/6)

Recommend Approval. The fire escape is hidden from view and is a necessary addition.

i)7/2020/5276: Land at Orrest Head, Windermere; Construction of accessible path to summit. (10/6)

Recommend Approval. The Town Council has strongly supported this project and proposals to improve access to the summit. The Town Council owns much of the land that the access track will utilise. When completed, the sub-committee believe it will be of great benefit to local residents and visitors alike. The sub-committee has considered the objection raised by The Woodland Trust. We note that none of these trees has a TPO. Two of them are on the periphery of the lower carriage drive where they will be unaffected by any further work on the path. The 3rd tree, a large Ash, has a bough which will need to be removed to allow completion of the carriage drive restoration. We are assured that removal of the bough will not affect the health of the tree. We conclude that the benefits bestowed by completion of the access path considerably outweigh this.

j)7/2020/5290: 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 withdrawn application 7/2020/5020) 16/6

No objections. The amendments to the design for drainage would appear to be acceptable and remove the causes of previous flooding.

k)7/2020/5294: 1 Queens Yard, Victoria St, Windermere: Removal of condition 3 (removal of permitted development rights) from planning permission ref 7/2008/5485 - three workshop/office units (16/6)

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	<p><u>Recommend Approval:</u> The sub-committee agrees that, as the principle of residential use in this area has been established and been found to be acceptable, the restriction imposed by Condition 3 of the earlier planning consent should now be lifted.</p> <p>I)7/2020/5296: The Howes, Windermere: Storage extension and storage outbuilding (17/6) <u>Recommend Approval.</u> The design is in keeping with the host building.</p>
145.	<p>Tree Applications: The tree applications listed below were noted. T/2020/0050: Applethwaite Green Elderly People's Home, Phoenix Way, Windermere: Crown reduce 1 oak. Remove and treat stump 1 silver birch. Remove 1 dead cherry and remove trunk growth 1 oak. 3/6 T/2020/0051: Cumbria Fire Service, Ellerthwaite Road, Windermere: Remove and treat stumps ash coppices, ash & willow trees, ash & elder. Crown raise 1 beech and 1 ash. (3/6)</p>
146.	<p>Planning Decisions: The planning decisions of the Lake District National Park listed on the agenda were noted.</p>
147.	<p>Follow Up List: This was reviewed and updated.</p>
148.	<p>Dates of Next Meetings: Wednesday 17th June 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>

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