



# 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 29<sup>th</sup> April 2020

<b>Minute No</b>	
	<b>Participants:</b> Cllrs Jenny Borer (Chair), Adrian Legge, Sandra Lilley, Magda Khan, Alan Hands.
<b>126.</b>	<b>Councillors unable to participate:</b> NONE
<b>127.</b>	<b>Minutes:</b> The minutes of the e-meeting held on 25 <sup>th</sup> March 2020 were approved for signature at the next meeting.
<b>128.</b>	<b>Declarations of Interest:</b> Cllr Legge non-pecuniary interest in 7/2020/5176 (item d). Has paid social visits to the neighbouring property.
<b>129.</b>	<b>Requests for Dispensations:</b> NONE
<b>130.</b>	<b>Public &amp; Town Councillor Input</b> This was requested to be sent via email to the Clerk and advertised as such on the Town Council noticeboards, website and facebook page. Cllr Musetti posed some questions of clarification on planning application 7/2020/5140 Hanse Building which were answered by Cllr Adrian Legge.
<b>131.</b>	<b>Member/Clerk Announcements:</b> NONE
<b>132.</b>	<b>Planning Applications:</b> The following recommendations were agreed via email from all 5 sub-committee members: <b>a)7/2020/ 5140: Hanse Building, Glebe Road, Windermere:</b> Variation of condition no. 2 of planning permission ref. 7/2018/5380 (Change of use to restaurant/café with ancillary terrace and extensions and associated works) to allow toilets to be situated on the ground floor (17/4). <u>Recommend Approval.</u> This are practical improvements to an attractive building. <b>b)7/2020/5143: Howe Top, 32 Craig Walk, Bowness:</b> Extensions and alterations: single storey extension and two dormer windows (21/4) <u>Recommend Approval.</u> This is an improvement to the property. The LDNPA should, however, note that there are already problems with parking on Craig Walk and reassure themselves that this development will not exacerbate the situation. <b>c)7/2020/5121: Ashleigh, Holly Road, Windermere:</b> External alterations to add 2 roof-lights to the south-west elevation and convert a door to a window on the north-west elevation (21/4) <u>No objections.</u> This is a minor amendment with no detriment to the building's appearance.

Signed as a true and accurate record:



# 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 29<sup>th</sup> April 2020

- d) 7/2020/5177: 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 following withdrawal of 7/2020/5024 (27/4)  
No objections. The proposed extension is in keeping with the row of houses and should not have a detrimental effect on neighbouring properties.
- e) 7/2020/5176: 11, Keldwyth Park, Troutbeck Bridge, Windermere:** Proposal to convert roof void into open plan living, dining & kitchen space with balcony to the rear. Ground floor plan remodelled. (28/4)  
Recommend approval. Improvements that mainly impact on the interior.
- f) 7/2020/5209: The Coach House, Lyth Valley Road, Windermere: Roof Alterations (13/5)**  
Recommend approval. A practical solution to the problem caused by rainwater. The results of the survey have not yet been published and we assume will be taken into account if any material issues are identified.
- g) 7/2020/5098: Gatesfield, New Road, Windermere:** 3 disabled lifts to each of the 3 residential blocks, enabling residents access to upper floors. (13/5)  
Recommend Approval. This improvement is badly needed and will not affect external appearance of the building.
- h) 7/2020/5213: Craggy, Storrs Park, Bowness:** New porch to front door and car port to side. (14/5)  
Recommend Approval. This will result in an improved overall design with no detriment to neighbouring properties.
- i) 7/2020/5181: Oak Ridge, Storrs Park, Bowness:** Single detached dwelling on garden land (outline permission) 15/5.  
No objections to the outline proposal but would wish to see matters related to parking addressed in the resulting application and also assume that this will be local occupancy.
- j) 7/2020/5223: 15, Crescent Road, Windermere:** Change of Use of first and second floor commercial area to Manager and Staff living accommodation (21/5)  
Recommend Approval. This addresses local need for housing. Our assumption is that, if the manager lives on site, there will be no requirement for parking, but, if parking is needed, then the knock on effect in an area where the pressure on parking is at critical levels, should be taken into account.

Signed as a true and accurate record:



# 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 29<sup>th</sup> April 2020

	<p>k)7/2020/5227: Birkrigg, Thornbarrow Road, Windermere: Proposed rear extension &amp; alterations following withdrawal of application 7/2020/5116 <u>Recommend refusal:</u> There is little difference between this application and the previous one and, in our opinion, it remains an un-neighbourly proposal, for all the previous reasons that were stated. We note that this new proposal is not in accordance with the 45 degree angle rule that exists nationally. There is no NE elevation drawing, which would show clearly the impact on the neighbouring property, the close proximity of the wall to the neighbour's patio and the diminution of light, withdrawing amenity from the neighbour.</p>
133.	<p><b>Tree Applications:</b> The tree applications listed below were noted. T/2020/0026: Brandsby House, Ambleside Road, Windermere: Fell 1 x Leylandi (23/3) T/2020/0031: Linthwaite House Hotel, Crook Road, Bowness: Fell 4 Ash behind building (8/4) T/2020/0032: Haven Lea, Queens Drive, Windermere: Fell group of 4 fastigiata conifers at the front of the property (8/4) T/2020/0035: Alexandra Court, Windermere: Fell 1 Alder. (14/4)</p>
134.	<p><b>Planning Decisions:</b> The planning decisions of the Lake District National Park listed on the agenda were noted.</p>
135.	<p><b>Follow Up List:</b> This was reviewed and updated.</p>
136.	<p><b>Dates of Next Meetings:</b> Wednesday 27<sup>th</sup> May 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: