



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 29th July 2020

Minute No	
	Participants: Cllrs Jenny Borer (Chair), Adrian Legge, Sandra Lilley, Magda Khan.
160.	Councillors unable to participate: Cllr Alan Hands
161.	Minutes: The minutes of the e-meeting held on 17 th June 2020 were approved for signature at the next meeting.
162.	Declarations of Interest: None received
163.	Requests for Dispensations: NONE
164.	Public & Town Councillor Input: <ul style="list-style-type: none">a) Cllr Tim Shearer wrote to the sub-committee to express his support for local opposition to the proposals in planning application 7/2020/5307 White Lodge Hotel.b) Several local residents wrote to the sub-committee to raise concerns about the <u>Belsfield Hotel application (7/2020/5187 & 5188)</u>. There is clearly support locally for the long overdue restoration and refurbishment of The Bothy and the staff accommodation, but opposition to the plans for the sub-terranean wedding/function venue, which will, despite the name, have a substantial visual impact and become a prominent part of the view back from the lake and promenade in Bowness. The residents of Belsfield Court raised the same concern about the overdevelopment aspect of the wedding venue. They also raised serious concerns about the proposals for the access road, which they state are completely unsuitable and create a danger where vehicles exit onto the main road, with lack of visibility, gradient and inadequate measures for drainage and flood risk (they note the rejection of the proposals by the Highways Authority). They are also concerned about increased noise from the venue and its impact upon their amenity and quiet enjoyment of the area as neighbours. One local resident also raised concerns about the coach house, as the plans point to the treatment windows looking directly into her property and removing her right to privacy.c) Two local residents wrote to ask the sub-committee to reject the application for <u>St Andrews (7/2020/5416)</u>, which they believe are a violation of the conservation area restrictions with proposals that are not in keeping with the area, substantial over-development of the site and could only lead to further noise pollution.d) A large number of local people have written directly to the LDNPA to register substantial concerns about application <u>7/2020/5307 (White Lodge Hotel)</u> and 20 of

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them have written directly to the sub-committee to ask that their concerns be addressed when considering this application. The concerns cover the following areas:

- Vehicular access being moved to the rear of the property via Bank Road, which is a private road, used for pedestrians and emergency vehicles only, very narrow and not maintained (ie unadopted). It is believed that White Lodge does not legally have the right to do this and concerns about clogging up the access with many more vehicles, endangering the need for access by emergency and refuse vehicles.
- The access to and from Lake Road, a major thoroughfare, leading to further congestion in the area and creating further dangers at what is already a junction with blind spots. The new access proposals will seriously compromise traffic safety and pedestrian safety, especially children, who use the road to access the play area at Longlands and older people who use the same road to access the Bowling green at Longlands. It does not meet the needs of the community and its safety and well-being (core strategy objective 13).
- Density and over-development of the site. Of particular concern is a large new building to the rear - a 3 storey apartment block, which is in direct contravention of LDNPA strategic objective 1 (ensure that all development protects and enhances the environment). This will tower over neighbouring buildings to the side and rear.
- Appearance in the conservation area in a World Heritage site. It does not accord with LDNPA Planning policy statement 3.14 which states that development should be well integrated with and complement neighbouring buildings. The proposals will almost completely obliterate the building's distinctive character, in particular, its attractive Victorian front will be wholly lost. The Travelodge design is out of keeping with the village's strong historic character.
- Subsequent impact on parking in the area, which is already under huge pressure as the proposals do not provide sufficient parking for visitors to the hotel.
- There will be specific harm to the south-facing properties in Bank Road, which will lose significant light due to the large new building.
- The proposal is predicated on the removal of all the significant trees on the site, including a fine cedar tree and others of amenity and visual value.
- Increase in noise from the development with its accompanying staff block, which will stand less than 10ft from pre-existing homes.
- Adverse effect on public services, particularly water drainage and sewerage.
- The proposals do not constitute sustainable development (Core Strategy CS11). There are already problems in the area with localized flooding, including a culvert which is

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	<p>underneath neighbouring properties. It is doubtful that the sewerage network could cope with such a large development.</p> <ul style="list-style-type: none">• The statements that are made in the proposal as to increasing employment are not convincing.
165.	<p>Member/Clerk Announcements: NONE</p>
166.	<p>Planning Applications: The following recommendations were agreed via email from the 4 sub-committee members:</p> <p>a) 7/2020/5275: St Herberts RC Presbytery, Lake Rd, Windermere: Small (storage) extension to be built over unused made pathway. (14/7). No extension of deadline. <u>No objections.</u></p> <p>B) WITHDRAWN</p> <p>c) 7/2020/5187 & 5188 (listed building): Corus Hotels, The Belsfield, Kendal Rd, Bowness: Conversion and extension of existing coach house to form spa, alteration and extension of existing accommodation block to form 14no. guest bedrooms, alteration and conversion of staff accommodation building to form 5no. guest apartments, removal of existing swimming pool building and creation of sub-subterranean wedding/function venue, conversion of existing bothy to form 2no. guest apartments, minor internal alterations to existing hotel, formation of new vehicular accesses from A592 and Back Belsfield Lane, siting of detached wedding pavilion on lawn and formation of additional car parking areas (16/7) <u>Recommend refusal.</u> Although many of the proposals in these two applications are worthy of approval, particularly the approach to restoration, there are several unacceptable elements which lead to the refusal recommendation, as follows:</p> <ul style="list-style-type: none">• The sub-committee shares Cumbria Highway's concerns about the design of the proposed access and egress arrangements, which are wholly unsatisfactory. We note that no provision has been made for staff parking.• The additional proposals for the Wedding Venue are considered un-neighbourly, as it will generate noise from air conditioning machinery and from guests. It will overlook the nearest of the Belsfield Court apartments, resulting in loss of privacy.• The proposed design of the Wedding venue is incongruous and totally out of keeping with the Italianate style of the main building. It would despoil the existing lawns between the hotel and the promenade, being wider and taller than the existing semi-derelict swimming pool, thus becoming a significant visual intrusion and would change the view from the lake and promenade.

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- We note that consultation letters on the listed building aspects that are on the LDNPA planning portal, indicate support for the proposals.

d)7/2020/5344: St Cuthberts RC School, Princes Road, Windermere: Disabled persons access improvements and ancillary works (17/7)
Recommend approval.

e)7/2020/5367: The Garth, Lyth Valley Road, Bowness: Garden room (20/7)
No objections.

f)7/2020/5365: 1-3 Low Birthwaite, Old College Lane, Windermere: Conversion of outhouses to ancillary accommodation. Erection of double garage. Landscape works (20/7)
No substantial objections, but the sub-committee have concerns about some aspects of design, particularly the flat roof, which detract from the historical nature of the site.

g)7/2020/5307: White Lodge Hotel, Lake Road, Windermere: Extension to provide additional 12 no. hotel guest suites (C1 use). Conversion of existing hotel rooms (13 no.) into 4 no guest suites and 1 no. hotel staff accommodation unit (Existing C1 Use). Provision of basement level car parking and parking to rear (22/7)
Recommend Refusal. For the following reasons:

- The proposed development is un-neighbourly, having a significant detrimental impact on adjacent properties in Bank Road, with respect to light, open space and noise.
- The dense massing of the proposed structure is out of scale with its surroundings and is completely out of keeping with the conservation area and the older Victorian buildings.
- The proposed arrangements for access and egress onto Bank Road, a narrow and privately owned lane, which has no footway, is unacceptable and compromises safety of vehicles and pedestrians.
- Parking within the site is likely to be inadequate, resulting in overspill of guests' vehicles onto Bank Road or nearby streets, which are already under great pressure from cars and lorries.
- Cumbria Highways have already given their view that the access from Bank Road onto Lake Road is unsuitable for increased use.

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- h)7/2020/5352: Waterside Wood, Newby Bridge Road, Bowness:** Proposed renovation, alteration and extension to the Existing Main Building and Two Boathouses. Including improved Access and Landscaping throughout the site and updated Jetties to Boathouses. (22/7)
This property falls within Cartmel Fell Parish Area, so the sub-committee will leave this for them to respond.
- i)7/2020/5377: Rowan Trees, Kendal Road, Bowness:** Demolition of existing conservatory & garage, erection of replacement single & two storey extensions (22/7)
No objections.
- j)7/2020/5374: Chalet over the Lake, Opp Meadowcroft, Storrs Park, Bowness:** Removal of roof over existing boathouse, replacement at higher level & proposed two storey extension. Re-positioning of existing jetty & increase in length of the jetty (24/7)
No objection. Pragmatic flood mitigation.
- k)7/2020/5371 & 5372 listed building: Windermere Hydro Hotel, Helm Rd, Bowness:** The limited demolition and rebuild of the hotel entrance facade and above balconies to the primary west facing elevation. Revised internal layout and refurbishing of the hotel. Repair and rebuild of some roofs, windows and chimney stacks. New windows and internal stair and platform lift to the '100s block'. External works to parking and grounds (24/7)
Recommend Approval: Sensitive extensive restoration which will result in a significant improvement to the appearance of the building.
- l)7/2020/5409: Blackwell Boathouse, Storrs Park, Bowness:** Alterations to an existing boathouse to create a dayroom and shower/wc at First Floor level within the envelope of the existing building, form a new projecting balcony and install roof windows . Installation of a new packaged treatment plant adjacent to the building. (resubmission of approved permission 7/2019/5817) (11/8)
Recommend Approval: Attractive addition that is in keeping with this traditional boathouse.
- m)7/2020/5416: St Andrews, Lake Road, Bowness:** Amendment to design, condition 2 on planning permission ref. 7/2011/5340: Refurbishment, part demolition, extension and new build from residential dwelling to new bar, restaurant and suites (13/8)
Recommend refusal: The sub-committee has, in its comments on several applications, clearly expressed its serious concerns about this development in its entirety and it is difficult to comment on this specific application without having some acknowledgement of the wider picture. However, condition 2 is the clause that requires all work be carried out strictly in conformity to shown plans. This has clearly not been adhered to by the owner over recent years and the LDNPA have served an enforcement order on the external work that has been completed, in our view, in contravention of planning regulations. The sub-committee can in

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	<p>no way support this latest attempt to develop the property without any recourse to standards set by the LDNPA.</p> <p>n)7/2020/5359: Aynsome, South Crescent, Windermere: Extension to detached property (13/8) The extension itself is in a sizeable plot and will have no appreciable effect on neighbouring properties but the sub-committee questions the use of timber cladding in an area where most of the properties have rendered exteriors.</p>
167.	<p>Tree Applications: The tree applications listed below were noted. Serious concerns were raised about T/2020/0082 and the sub-committee would like to see more information on this from the LDNPA.</p> <p>T/2020/0069: Ashdown House, Lake Rd, Windermere: Remove lower branches (up to 18ft) from large oak.</p> <p>T/2020/0070: The Laurels, Beemire Lane, Windermere: Crown reduce 1 Ash by 1-2m and remove dead wood.</p> <p>T/2020/0082: Oakdene, Brook Rd, Windermere: Fell 4 Ash, 4 Birch and 1 Oak (3 Aug)</p> <p>T/2020/0083: Low Ghyll, Smithy Lane, Bowness: Crown reduce 1.5m laterally and crown thin by 20% maximum - 1 beech</p>
168.	<p>Planning Decisions: The planning decisions of the Lake District National Park listed on the agenda were noted.</p>
169.	<p>Follow Up List: This was reviewed, particularly the access work that is being completed at Highfield, which, so far, appears to be acceptable. It was agreed, however, that this should be left on the list for further information to be forthcoming on other aspects of the site.</p>
170.	<p>Dates of Next Meetings: Wednesday 26th August - note the proposals are to conduct this meeting using Zoom software.</p>

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