



WINDERMERE & BOWNESS TOWN COUNCIL

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

Minutes of the Meeting of the Planning sub-committee held via Zoom on 14th December 2022 at 7pm

Minute No	
	Participants: Cllrs Christine Cook (Chair), Catherine Musetti, Adrian Legge and Marina Davis. Also Julie Hartley, Town Clerk, Steve Bavin, W&F Councillor.
78.	Apologies for Absence Accepted: Cllr Jenny Borer (unable to connect via Zoom)
79.	Minutes: The minutes of the meeting held on 30 th November 2022 were approved for signature.
80.	Declarations of Interest: NONE
81.	Requests for Dispensations: NONE RECEIVED
82.	Public & Town Councillor Input: NONE
83.	Planning Applications: a) 7/2022/5715: Hill Rising, Bowness: Amendment to condition 2 (plans) on planning permission 7/2021/5690 amendment to Condition 2 (plans) on planning permission 7/2020/5829 for replacement of sub-standard dwellinghouse and garaging with associated hard and soft landscaping (15/12) The history of the many applications for this plot and the technical complexities are challenging to understand and the sub-committee felt they were not qualified to give a recommendation. As such, they decided to <u>defer a decision</u> to the LDNPA planner. Given that the plot is now completely cleared and the dwelling may constitute a new build, the sub-committee recommend that the LDNPA assess if this needs to be a home for local occupancy. b) 7/2022/5708: Robin Hill, Longlands, Bowness: Outdoor Kitchen (20/12) <u>No objections</u> c) 7/2022/5723: Former Methodist Church, Lake Rd, Bowness: Proposed adaptation and re-use of former Lakes Christian Centre for 10 no. units of holiday accommodation with internal car parking provision and plant room at lower ground floor. Provision of dormer windows and fire escape to south-west elevation (20/12) Firstly, the sub-committee ask that the LDNPA planner give consideration as to whether this development requires a change of use, given that it was formerly largely for religious use.

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They recommend refusal on the grounds of over-density. Squeezing 10 units for holiday rental into this plot, in our opinion, constitutes over-development. We draw specific attention to the LDNPA planning policy 1-7, which states “There may be some circumstances where a settlement has reached or is approaching the limits of its capacity to accommodate further development, but is still under pressure for more development.” This is an accurate description of the locality in which this development will be situated.

There are concerns about parking provision and that could become an issue for the main road.

The development, contributes a negative local economic impact, as it reduces the scope for housing for local workers, which is badly needed if the local economy is to thrive.

- d) **7/2022/5537: High Borrans Outdoor Education Centre, High Borrans, Windermere:** Installation of solar PV to roof. (21/12)
No objections, as long as any recommendations made by Natural England are followed and the recommendations of the Bat report taken into account.
- e) **7/2022/5696: Windermere Steamboat Museum, Rayrigg Road, Windermere:** Three sculptural shelters, erected as part of the 2021-22 Garfield Weston Culture Fund Programme, to remain on site as semi-permanent fixtures (21/12)
Recommend Approval: Attractive and functional structures, in keeping with their surroundings.
- f) **7/2022/5724: Yewgarth, New Road, Windermere:** Change of use of part ground floor from office to living accommodation (21/12)
No objections but the sub-committee would prefer that the use is residential, to meet local housing need, rather than a short-term holiday let.
- g) **7/2022/5718 & 19: Windermere Hydro Hotel, Helm Road, Bowness:** The erection of a new electrical substation to replace the existing substation for the recently renovated Hydro Hotel and repair and rebuilding of existing retaining wall (23/12)
No objections
- h) **7/2022/5729: Primrose Mount, Longlands Road, Bowness:** The demolition of an existing dwelling and detached garage and the erection of a 2 storey 5 bed roomed detached dwelling with integral double garage (26/12)
Recommend refusal on the grounds of scale, massing and design. The proposed development would occupy a footprint substantially larger than the current dwelling. It is excessively dominant. It would also be significantly higher than the existing dwelling,

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	<p>causing detriment to the privacy and amenity of neighbouring properties, particularly the one to the immediate north. The large central glazed area in the centre of both east and west elevations is out of keeping with the local vernacular and out of scale. The sub-committee have read carefully the letters from local objectors and are concerned about the issues raised with regard to a legal covenant, which may restrict development that is within 20m of each house. If that is an enforceable covenant, this design, as it stands, may not be legal.</p> <p>i) 7/2022/5744: Rockery Wood, South Crescent, Bowness: Amendment to design condition 9 (plans) on planning permission 7/2021/5710 construction of a new 2 storey, 3-bedroom dwelling. Works include the demolition of a sun room attached to the existing house, which is to be retained (28/12) <u>No objections.</u></p> <p>j) 7/2022/5747: Tullabrig, Black Beck Wood, Windermere; Roof extension, two storey side extension and single storey rear extension (28/12) <u>No objections</u></p> <p>k) 7/2022/5749: Cleabarrow Cottage, Cleabarrow, Windermere: Detached garage (29/12) <u>No objections.</u></p> <p>l) 7/2022/5638 & 39: Belle Isle, Windermere: Alterations to temporary wharf to reinstate beach (3/1/23) <u>Recommend Approval:</u> This is a positive improvement, in keeping with and sympathetic to the local surroundings.</p> <p>m) 7/2022/5754: The Dairy, Bellman Ground, Bowness: Single storey extension to rear (4/1) <u>Recommend refusal.</u> Although there are no objections to the principle of an extension, the design and materials are out of keeping with the local area. This is particularly the case for the use of larch in the wall cladding and also metal in the roof.</p>
84.	<p>Tree Applications:</p> <p>a) T/2022/0168: Birthwaite Lodge, Ambleside Rd, Windermere: Fell 1 conifer (T1), 1 holly and 1 laurel (G2). Crown reduce by 2m conifers and spruce (G1) (15/12) <u>Defer to the LDNPA Arborist:</u> We have concerns about the potential unnecessary felling of trees in this case.</p> <p>b) T/2022/0197: 2, Hodge Howe Cottage, Ambleside Rd, Windermere: Fell 1 Lawson cyprus (T2), 1 Norway spruce (T4), 1 silver birch (T15), 1 sessile oak (T12) and 4 multi-stemmed sycamores (27/12)</p>

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	<p><u>Defer to LDNPA tree officer:</u> This proposals involves trees that are subject to a TPO and every effort should be made to save them, where possible.</p>
85.	<p>Licensing Applications: NONE</p>
86.	<p>Follow Up List The Clerk had circulated the latest updates on outstanding enforcement cases from the LDNPA and several items were removed. The Clerk will continue to chase up those that remain on the list in the new year.</p>
87.	<p>Cumulative Impact Assessment: It was agreed that the questionnaire provided by Cumbria Police should be utilized and several changes were agreed to the wording. The Clerk will speak to Becky Hunter about the practicality of the changes and the impact on the QR code. It is hoped that the Clerk can finalise the questionnaire, with a QR code early in the new year. Distribution was agreed as follows: Via the Council's facebook page and web-site. 200 hard copies will be printed by the Clerk for placing in key public areas of Bowness & Windermere. Response to the questionnaire will initially only be via the QR electronically and the Clerk will establish with Cumbria Police what form the feedback will take. It is hoped that a deadline of end of January can be set for return of the form. There will then be an assessment of whether or not postal distribution will be needed. Cllr Cook will speak to Barwatch, once our deadlines are clear, to ask if they can work to the same deadlines. Once the results of the questionnaire and the Barwatch analysis of their incident books are completed, the Clerk will start work on preparing a case for SLDC that contains all the evidence strands collected over the last 6months.</p>
88.	<p>Planning Decisions: NOTED</p>
89.	<p>Date of Next Meeting: Wednesday 25th January 2023 at 7pm, Langstone House.</p>
	<p>The meeting was closed at 8.50pm</p>
	<p>There was a brief informal discussion about the letter sent by Kendal Town Council to the Secretary of State for Levelling Up requesting more local control on short-term holiday letting. It was noted that Kendal is part of the SLDC planning area and not the LDNPA. The letter contained similar issues that had been covered in a survey conducted recently by the LDNPA, in advance of a submission to government, to inform future legislation on short-term holiday letting. Before any further action is taken by WBTC, the Clerk was asked to clarify with the LDNPA, what the current status is of this submission.</p>

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