



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 at Langstone House, Broad Street, Windermere on 18th May 2022 at 7pm

Minute No	
	Participants: Cllrs Jenny Borer (Chair for first three items), Adrian Legge, Cath Musetti, Christine Cook and Marina Davis. Also Julie Hartley, Town Clerk, Shadow Westmorland & Furness Cllr Steve Bavin.
135.	Apologies for Absence Accepted: Cllr Cath Musetti (work commitments).
136.	Minutes: The minutes of the meeting held on 27 th April 2022 were approved for signature.
137.	Election of Chair: Cllr Christine Cook was proposed by Cllr Jenny Borer and seconded by Cllr Adrian Legge and was duly elected Chair of the planning sub-committee for the 2022-23 Civic Year.
1.	Declarations of Interest: NONE
2.	Requests for Dispensations: NONE RECEIVED
3.	Public & Town Councillor Input: NONE
4.	Planning Applications: a) 7/2022/5265: 29, Meadow Road, Windermere: Extending the garage across the patio and making a single storey, open-plan living area to the rear of the property. Extending the flat roof over a section of the remaining patio to the rear to create a covered sitting area/bin storage. A sky-lantern will be installed to create natural light into the open plan area and patio doors out onto the rear garden (26/5) <u>No objections.</u> b) 7/2022/5169: 2, Thornhill, Windermere: Three storey rear extension and related works to provide more habitable accommodation including an integral 'Granny Annex' area at Ground Floor Level. Related works to existing dwelling including minor changes to fenestration, addition of a pitched roof to an existing side dormer window and a partial garage conversion. (27/5) <u>No objections.</u>

Signed as a true and accurate record:



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- c)7/2022/5263: 1 Broadfield Bungalows, Troutbeck Bridge:** Proposed front and rear extension to create a wheelchair accessible 3 bed, 2 bath bungalow incorporating independent living area with accessible wet room. (27/5)
Recommend Refusal on the grounds of scale and dominance. Although the sub-committee sympathises with need for the extension, as designed it would have an unacceptable detrimental impact on the amenity of the immediate neighbour. Additionally, it would appear that the 45 degree rule may be breached.
The sub-committee took a close look at the design and concluded that, if the orientation of proposed extension were turned by 90 degrees, there would be no impact on the neighbouring property or the visual splay.
- d)7/2022/5274: Monties Café Bar, Crag Brow, Bowness:** Removal of outbuilding to enable creation of additional parking and new shed at rear (31/5)
No objections.
- e)7/2022/5231: Land at Lickbarrow Road, Windermere:** New 3 bedroom local occupancy house (7/6)
Recommend Refusal: On the grounds of scale and density. The outline proposal, approved in 2014, was for a largely underground dwelling, positioned further down the slope, so that it would have minimal impact on the view from the Lickbarrow public viewpoint. This proposal is for a much more prominent dwelling, which would have a significantly detrimental effect on the character and appearance of the area and the view currently enjoyed from the public viewpoint. The roofline is too high (2.16m higher than Fell View) and will have a major detrimental effect on the public amenity of the area. The size and dominance is unacceptable, compared to the original plans, which were deemed sympathetic to the area.
- f)7/2022/5292: Low Fell, Kendal Road, Bowness:** Extensions and remodelling (incl. demolition of existing porte cochere) (7/6)
No objections
- g)7/2022/5299: St Andrew's, Lake Road, Bowness:** Amendment to design of canopy, condition 2 (plans) on planning permission 7/2021/5913 for glazed canopy above terrace, replacement of window & door with a single folding door together with amendments to external staircase and relocation of entrance door to accessible toilet (8/6)
No objections.

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5.	<p>Tree Applications:</p> <p>a)T/2022/0068: Hammarbank Lodge, Ambleside Road, Windermere: Fell T1 Cherry and T2 Beech (24/5) There are no reasons given for felling this tree so unable to determine. <u>Refer to the LDNPA tree officer.</u></p> <p>b)T/2022/0071: Grove House, Biskey Howe Road, Windermere: Fell 1 x Western red cedar (T1) and 1 x laurel (T2). Remove damaged branches 1 x Scots pine (T3) (9/6) <u>No objections.</u></p>
6.	<p>Licensing Applications: NONE</p>
7.	<p>Planning Decisions: NOTED</p>
8.	<p>Follow Up List</p> <p>The current outstanding enforcement issues reported to the LDNPA were reviewed: <u>7/2021/5992: Limethwaite Road Garden Shed structure.</u> In March 22, LDNPA agreed formal action was needed and were writing to the owner. No update since then. Clerk will follow up and update the sub-committee.</p> <p><u>Shireburn, Elleray: Case no E/2022/0025:</u> Potential breach of local occupancy conditions. In March 22, LDNPA issued a planning contravention notice. No further update since. Clerk will follow up and update the sub-committee.</p> <p><u>10, Windermere Park: Case no E/2022/0025:</u> The outcome needs to be recorded on the follow up list. Clerk to action.</p> <p><u>7/2021/5689: 7 new houses at Elleray School.</u> There was a full discussion about this application and the Clerk updated on conversations held that day with LDNPA officers and member. The original “no comment” from the Town Council on 29 Sept 21 (due to lack of detail) was amended online to formal material objection on the grounds of access this week (showing on the planning portal). The LDNPA have not yet ruled, but are minded to conclude that objection on the grounds of access is more of a legal issue between Town Council as land-owners and the developers/advisers. As such, it was agreed that the Clerk write to the applicants to clarify that no access will be allowable from the Town Council owned Orrest Head Access track and to also put right the applicants’ misconception about “Tuchwud” lane. It was also noted that, if the LDNPA give outline planning permission, there will be detailed plans to follow over the medium term that will give sufficient detail for the Town Council to be able to make clear recommendations.</p>
	<p>The meeting was closed at 8.20pm</p>
9.	<p>Date of Next Meeting: Wednesday 22nd June 2022 at 7pm, Langstone House.</p>

Signed as a true and accurate record: