



# 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 19<sup>th</sup> May 2021 at 7pm

Minute No	
	<b>Participants:</b> Cllrs Jenny Borer (Chair), Adrian Legge, Christine Cook, Cath Musetti & Kate Tripp. Also Julie Hartley, Town Clerk and 1 member of the public.
278.	<b>Apologies for Absence Accepted:</b> Cllr Alan Hands
279.	<b>Minutes:</b> The minutes of the meeting held on 28 <sup>th</sup> April 2021 were approved for signature.
280.	<b>Election of Chair:</b> Cllr Borer was proposed by Cllr Legge and seconded by Cllr Tripp and was duly elected as Chair unanimously.
1.	<b>Declarations of Interest:</b> Cllr Cath Musetti in 7/2021/5380 (5, Meadow Rd) as owners are friends and neighbours. Cllr Jenny Borer in 7/2021/5315 (Woodend, Birthwaite Road) as close family member is the designer and advisor on the project.
2.	<b>Requests for Dispensations:</b> NONE It was agreed that the Cllrs who have declared an interest above would not contribute to the debate or vote on those items.
3.	<b>Public &amp; Town Councillor Input:</b> A large number of local objection letters had been copied to the sub-committee prior to the meeting, concerning planning application 7/2021/5279, White Lodge Hotel. One local resident attended the meeting to underline the messages from the letters, which asked the planning sub-committee to recommend refusal of this development for the following key reasons: <ul style="list-style-type: none"><li>• The scale, size and density of the addition of an apartment block in this small area, leading to unsightly over-development in the Bowness Conservation Area. This is especially the case at the rear of the development, adjoining Bank Road and the impact on residents who overlook the area;</li><li>• Potential loss of privacy and light to the ground floor of some residential properties on Bank Road;</li><li>• Safety issues with the number of additional cars using and parking on Bank Road - the spaces provided by the hotel at the front of the building are insufficient at full capacity;</li><li>• Impact on access to Bank Road, which is a narrow unadopted road;</li><li>• Loss of open space and wildlife habitation and the amenity value to local residents, with the removal of hedgerows and greenery;</li></ul>

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	<ul style="list-style-type: none"><li>• Visually, the proposed development is not in keeping and will have an adverse effect on the character and heritage appearance of the Bowness Conservation area. This is particularly the case with the proposed removal of the windows and changes to the front of the building;</li><li>• Reduced access for emergency and utility vehicles.</li><li>• United Utilities have raised concerns about water supply near the building which have not been dealt with.</li><li>• This large-scale building project will impact on local businesses, multiplying the difficulty of recovery of the high streets.</li></ul> <p>The Chair thanked Mr Lambert for attending and for the sensible approach of local residents in sending one representative, given the requirements of social distancing. Councillors asked factual questions which were duly answered.</p>
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4.	<p><b>Planning Applications:</b> The following recommendations were agreed:</p> <p><b>a)7/2021/5279: White Lodge Hotel, Lake Road, Windermere:</b> Erection of a block of 6 new hotel family suites and conversion of existing hotel rooms into larger family suites. (17/5) <u>Recommend Refusal:</u> The NW elevation of the proposed 3 storey development will have an over-bearing effect on the neighbouring residential properties on Bank Road, which is a narrow and unadopted private lane. The development will result in unacceptable density. There is insufficient parking on site for the hotel at full capacity and this will undoubtedly impact on the privately owned lane at the rear. The design is not in keeping with the local vernacular and there would be a loss of heritage and aesthetic quality of the current building to the local area. The loss of green space and hedgerow habitat is of concern. The issues raised by United Utilities about the water supply have not been addressed. The sub-committee notes that, after a number of substantial changes, this development still has considerable local opposition. The sub-committee understands and supports the local community in these concerns.</p> <p><b>b) 7/2021/5371: Watendlath, Ferney Green, Bowness:</b> Demolition of existing flat roof single storey extension &amp; dormer construction, New pitched &amp; flat roof structures to provide habitable accommodation at first floor level, extensions and first floor terrace.</p>
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	<p><u>No objections</u> in principle but the choice of roof material is regrettable and not in keeping. Green slate in diminishing course would be more appropriate.</p>
	<p>c) <b>7/2021/5285: Lake View Boathouse, Storrs Park, Bowness:</b> Detached boatstore (21/5) <u>No objections.</u></p>
	<p>d) <b>7/2021/5313: Land at rear of St Andrews, St Martins Place, Bowness:</b> Detached, two-storey building to provide office accommodation (21/5) <u>Recommend Refusal:</u> From the drawings and plans submitted, the sub-committee found it impossible to determine the exact impact of this proposed development. The location on the site is not clear and there is uncertainty about the potential impact on the attractive 19<sup>th</sup> Century building directly behind.</p>
	<p>e) <b>7/2021/5340: The Lake View, Glebe Road, Bowness:</b> 1 x entrance sign fixed to pillars at the side of the stairway to the south of the building. 2 x gable end signs on the east and west elevations (27/5) <u>No objections</u></p>
	<p>f) <b>7/2021/5339: Land at Lickbarrow Road, Windermere:</b> One new 4-bedroom detached house with attached garage (27/5) <u>Recommend Approval.</u> Appropriate design for the location.</p>
	<p>g) <b>7/2021/5234: 6 - 8 Beech Street, Windermere:</b> Retrospective application for single storey extension to the rear of 8 Beech Street to provide a Dry Store for The Little Chippy with amenity space balcony above for 6 Beech Street (27/5) <u>No comment:</u> This is a regrettable retrospective application. Local people and town council alerted the LDNPA to this unapproved structure in August 2020. It is now too late to make meaningful consultation.</p>
	<p>h) <b>7/2021/5346: Bella Naust, Storrs Park, Bowness:</b> Amendment to design to allow for the addition of a window and covered external area for trailer storage, condition 2 (plans) on planning permission 7/2020/5653 - Detached boat store building (28/5) <u>No objections.</u> LDNPA should note that building is already underway.</p>

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- i) **7/2021/5307: Land between Oaklyn and the Bungalow, South Crescent, Windermere:** Two storey rear extension, roof lift and addition of two dormer windows to the front elevation and one to the rear, forming additional bedroom and extended kitchen / dining room, garage conversion and detached garage. (2/6)  
Recommend approval. Improvement to the property in a good-sized plot.
- j) **7/2021/5359: Hawesmead, 5 West Crescent, Windermere:** Erection of a car port. (3/6)  
Recommend Approval. Good design.
- k) **7/2021/5268: The Coach House, Lake Road, Windermere:** Conversion of a garage into self-contained one-bedroom accommodation.  
No objections
- l) **7/2021/5363: Land adjacent to no 8, Bellman's Landing, Storrs Bowness:** Proposed new dry dock boathouse and dayroom. (3/6)  
Recommend refusal. The planning officer originally refused permission for an almost identical building on the same site (7/2020/5767). The height of the ridge line has been reduced so that it is level with the road, but all the other planning officers' comments would still appear to be valid. The adjacent buildings are all wet-dock boat houses. This building is NOT a boat house and would set a precedent for multi-level, multi-purpose buildings on land which is not on the lake edge.
- m) **7/2021/5377: 3 Maple Court, Cross Street, Windermere:** New dormer to roof to south courtyard elevation and conservation roof light to north elevation (8/6)  
Recommend approval. Design matches existing dormers in adjacent properties and preserves the privacy of properties to the north.
- n) **7/2021/5366: Little Beck, 8 Keldwyth Park, Troutbeck Bridge:** 2<sup>nd</sup> floor extension (7/6)  
Recommend Refusal: The height and massing of the proposed building is incongruous and out of scale in that location, where 3 stories are out of keeping. The paperwork is very sketchy and there is no design and heritage statement.
- o) **7/2021/5333: Convent La Sagesse, Queens Drive, Windermere:** Construction of a timber framed garden building (7/6)

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	<p><u>Recommend Refusal:</u> The design is out of keeping and can be clearly seen from the road, thereby detracting from the attractive qualities of this building.</p> <p>p) <b>7/2021/5378: Monties Bar, Crag Brow, Bowness:</b> Formation of patio at upper ground floor level to rear of building together with enlargement of existing window opening, to enable insertion of french windows, and staircase to lower ground floor yard. (8/6) <u>No objections</u></p> <p>q) <b>7/2021/5315: Woodend, Birthwaite Road, Windermere:</b> Replacing existing double garage with slightly larger garage including a loft space for workshop &amp; dry storage; and replacing existing timber garden shed with new larger timber garden shed. (9/6) <u>No objections</u></p> <p>r) <b>7/2021/5380: 5 Meadow Road, Bowness:</b> Demolition of existing flat-roofed single storey parts of existing dwelling, erection of two storey extension and replacement porch. (9/6) <u>Recommend refusal</u> The proposed extension is out of scale with neighbouring properties and un-neighbourly. Several neighbours have extensions built above their garages to the width of their garages. But this application is to build an extension which is almost double the width of the existing garage.</p>
5.	<p><b>Tree Applications:</b></p> <p>a) <b>T/2021/0070: St Mary's Doctors Surgery, Windermere:</b> Remove 1 laurel and 1 self-seeded Ash (4/6) No objection.</p> <p>b) <b>T/2021/0074: Mylne Beck House, Lake Rd, Windermere:</b> Fell 1 Sycamore (8/6) Cannot clearly assess why this tree needs to be felled. There are no reasons given on the application. There needs to be a good reason to fell any tree.</p>
6.	<b>Licensing Applications: NONE</b>
7.	<b>Planning Decisions: NOTED</b>
8.	<p><b>Follow Up List</b></p> <p>The follow up list was reviewed and updated. The Clerk agreed to chase three items where compliance. case numbers have been provided by the LDNPA and there has not yet been any communication or resolution.</p>
	<b>The meeting was closed at 8.45pm</b>
9.	<b>Date of Next Meeting: Wednesday 23<sup>rd</sup> June at 7pm at Langstone House.</b>

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