



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 on 22nd February 2023 at 7pm

Minute No	
	Participants: Cllr Christine Cook (chair), Jenny Borer, Marina Davis (via Zoom), Adrian Legge, Sandra Lilley. Also Sally Parkyn (clerk designate), Steve Bavin (W&F Councillor), and 7 members of the public.
101.	Apologies for Absence Accepted: Julie Hartley (Town Clerk - annual leave)
102.	Minutes: The minutes of the meeting held on 25 th January 2022 were approved for signature.
103.	Declarations of Interest: NONE
104.	Requests for Dispensations: NONE RECEIVED
105.	Public & Town Councillor Input: Russell Adams addressed the meeting as agent/consultant for 7/2023/5054: Land north of Old Hall Road, Troutbeck Bridge He answered Councillors' questions regarding flood mitigation and access via the unadopted road. James Harris spoke in support of his application 7/2023/5027: Apartment 5, St Martins Court, Bowness . He answered detailed questions regarding the issues surrounding the application. Bill Smith - Head Governor Lakes School outlined his objections to 7/2023/5090 Troutbeck Bridge Swimming Pool, Troutbeck Bridge with regard to issues of safeguarding and negative impact for the children at the school. Amanda Irwin spoke in opposition to 7/2023/5090 Troutbeck Bridge Swimming Pool, Troutbeck Bridge as a local resident and on behalf of her neighbours in relation to traffic and access issues as well as the negative impact on a local community and ancient woodland. Simon Hawkes outlined his objections to 7/2022/5597: Burnthwaite, Kendal Rd, Bowness in that the proposed extension would be overbearing, affect the light of nearby properties and result in a loss of privacy. Furthermore it would be out of character for the area.



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106.	<p>Planning Applications:</p> <p>a) 7/2023/5027: Apartment 5, St Martins Court, Bowness: Discharge of the s106 agreement at St Martins Court. <u>Recommend approval</u> The subcommittee would not object to the variation of the S106 agreement due to the specific, unique set of circumstances of this particular case, notably the disability of the owner, the length of time the property has been on the market (since 2015) and the fact that (we are told) the asking price is now less than they paid for the property when it was purchased ten years ago. Provided this does not set a precedent for future applications, the subcommittee would agree to the removal of the affordability clause provided unbreakable local occupancy (though not ownership) was maintained ensuring the property could not become a second home or holiday let but could be rented out to local people.</p> <p>b) 7/2023/5054: Land north of Old Hall Road, Troutbeck Bridge: Erection of a single local occupancy dwelling with associated infrastructure and ancillary facilities, in Outline with Access defined (27/2) <u>No objection</u></p> <p>c) 7/2023/5025: High Raise, Keldwyth Drive, Troutbeck Bridge: Amendment to condition 2 (plans) on planning permissions 7/2022/5331 (Demolition of an existing house and construction of a replacement dwelling) for changes to the window openings, revise & add rooflights and to remove the chimney (15/2) <u>Already approved by LDNP</u></p> <p>d) 7/2022/5783: Fallbarrow Caravan Park, Bowness: Change of use of land for the siting of static holiday caravans and forming of hardstanding bases, paths, parking spaces and decking (16/2) <u>No objection</u></p> <p>e) 7/2023/5043: Green Lodge, Longtail Hill, Bowness: Refurbishment and extension of the main house and a new detached garage with annex (23/2) <u>No objection</u></p> <p>f) 7/2022/5597: Burnthwaite, Kendal Rd, Bowness: Proposed side and rear extension, new dormers to front and rear and internal alterations (23/2) <u>Recommend refusal.</u> The proposed elevated terrace on the west elevation would impinge on the privacy of the dwellings to the south and particularly to the north and</p>
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the proposed west facing wall should not extend further west than the building line of the adjoining property. In addition, the proposed development is not in keeping with the conservation area.

- g) 7/2023/5042: Lingwood Lodge, Birkett Hill, Bowness:** Change of use of guest house to dwelling or self-catering holiday letting accommodation (23/2)
No objection
- h) 7/2023/5033: 15, Oak St, Windermere:** Car park within rear yard of property.
No objection
- i) 7/2023/5047: Yew Thwaite, 14, College Park, Phoenix Way, Windermere:** Side and rear extensions including replacement windows (24/2)
No objection
- j) 7/2023/5044: Tree Tops, Kendal Road, Bowness:** Two storey extension and alterations including attached garage as well as the demolition of an existing garage to form a new driveway to the new garage (1/3)
No objection
- k) 7/2023/5059: Blackwell Arts & Crafts House, Bowness:** Alterations to fabric to prevent water ingress including repairs to chimney, insertion of lead DPC over some windows. Insertion of secret gutter and lead capping to coping stones (1/3)
Recommend approval. The subcommittee notes the support of Historic England and its request that local specialist conservation advisors advise on the work.
- l) 7/2023/5065: Willows, Storrs Park, Bowness:** Amendment to design, condition 2 (plans) on planning approval ref 7/2022/5196 for replacement dwelling with annex (3/3)
No comment The subcommittee were unable to determine exactly what the proposed amendments were on which they were being asked to comment. It would be greatly appreciated if these could be made clear in future applications.
- m) 7/2023/5063: Village Inn, Lake Road, Bowness:** Installation of replacement signs to include 1x post mounted pictorial complete with 2x amenity boards, 1x set of sign written letters and logo, 1x door plaque, 1x lantern, 1x fascia sign, 1x amenity board, 1x post mounted name board, and 2x menu cases (2/3)
No objection provided external lighting is used due to location in conservation area.



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- n) **7/2023/5074: Birch Howe, Ferney Green, Bowness:** Removal of roof and formation of new roof, with steeper pitch. Garage and entrance area extension. Extension of dining area. Alterations to windows and doors. Alteration to driveway area (6/3)
Recommend approval.
- o) **7/2023/5075: Boathouses 7 & 8, Bellman Landing, Bowness:** 2x semi-detached (end of terrace) replacement boathouses, with wet docks and day room accommodation above. (6/3)
No objection
- p) **7/2023/5053 Nos. 2 & 6, Langrigge Court, Bowness on Windermere:** Construction of 2 steel cantilevered balconies with glass balustrades including changing existing windows to doors for access onto balconies. (14/3)
No objection
- q) **7/2023/5093: Bay Tree Cottage, 96 Craig Walk, Bowness:** Provision of parking area in garden. (15/3)
Recommend refusal on the grounds of impact on the character of the area. Despite the fact there are already some longstanding parking areas in part of the street, the subcommittee believe that further development would be detrimental to the remaining attractive terrace within the conservation area.
- r) **7/2022/5799: The Laurels, Meadow Croft, Ferry Nab:** Elevational alterations and erection of outbuilding, garage and kennel. Amendment to plans (1/3)
No Objection: The subcommittee are pleased to note that the applicants have acted upon our previous comments and replaced the zinc roofs on the garden buildings with slate. However, there have been reports that tree felling has apparently commenced prior to approval.
- s) **7/2023/5090 Troutbeck Bridge Swimming Pool, Troutbeck bridge:** New woodland themed Adventure Golf visitor attraction. (15/3)
Recommend refusal on the grounds of:
- Increased access and traffic - on a road already causing problems for residents and used for school access including lack of footpaths.
 - Impact on access to the sports hall by pupils of the Lakes School.



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	<ul style="list-style-type: none">• Noise impacting local residents and when the sports hall is used as the quiet space for the exam hall for GCSE and A levels.• Effect on the Landscape, due to the proximity to the ancient woodland and red squirrel area.• Negative impact on the character of the area, it is an area predominantly used by locals for residential, educational and fitness purposes; a tourist development would not be in keeping with the character of the Troutbeck bridge. <p>The council are concerned with the applicant's apparent lack of engagement with the school prior to submitting an application directly affecting their use of their sports hall. Due to the number of objections Councillors are receiving in person and via email they intend to send further clarification to LDNP on the grounds for refusal shortly.</p>
107.	<p>Tree Applications:</p> <p>a) T/202//0013: The Belsfield, Bowness: T1 - Douglas Fir - fell. T2 - London Plane - remove one of the lower branches that overhang the carpark. T3 - Leylandii - dead tree - fell. (22/2)</p> <p><u>No objection</u></p>
108.	<p>Licensing Applications:</p> <p>NONE</p>
109.	<p>Follow Up List</p> <p>The Clerk had circulated the list of outstanding enforcement cases from the LDNPA. There are no updates. Councillors felt the case of Brown Sugar should be addressed before the main tourist season began. The Clerk will continue to chase up those that remain on the list.</p>
110.	<p>Planning Decisions:</p> <p>NOTED</p>
111.	<p>Date of Next Meeting: Wednesday 22nd March 2023 at 7pm, Langstone House.</p>
	<p>The meeting was closed at 8:55pm</p>

Signed as a true and accurate record: