



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 22nd June 2022 at 7pm

Minute No	
	Participants: Cllrs Christine Cook (Chair), Jenny Borer, Adrian Legge, Cath Musetti and Marina Davis. Also Julie Hartley, Town Clerk, Cllr Steve Bavin (Shadow Unitary Westmorland and Furness) and 10 members of the public.
10.	Apologies for Absence Accepted: NONE
11.	Minutes: The minutes of the meeting held on 18 th May 2022 were approved for signature.
12.	Declarations of Interest: Cllr Jenny Borer in (d) 7/2022/5308 Brow Crescent due to a close relative acting as designer on the application. Cllr Cath Musetti in (d) 7/2022/5308 Brow Crescent due to a close relative being a neighbour and objector to this application. It was agreed that the councillors would remain in the Council chamber during this item but would not participate in the debate or recommendations to the LDNPA.
13	Requests for Dispensations: NONE RECEIVED
14.	Public & Town Councillor Input: <u>Rick Toyer</u> outlined his and his neighbours' objections to application no 7/2022/5313, Brow Crescent (item d). The key reasons for the objections are that the building will be over-bearing and affect the light of the nearby properties on Meadow Road and that the glazing proposals will result in a loss of privacy. Furthermore, it is felt that the external cladding is out of character with the neighbourhood and that there will be issues with the drainage. <u>Mrs Bertha Birkett</u> also highlighted that the properties on Meadow Road have a very small amount of outdoor space, which is important and valued and that, by taking away light and privacy, that will diminish the peaceful enjoyment of those residents. <u>Mrs Irwin</u> addressed the sub-committee in support of their application for 1 Broadfield (7/2022/5335, item k). She underlined that this is the second iteration of this application to build an annex to enable her family to care for their daughter, who is severely disabled. The annex will enable some independence of living and also provide facilities for a full-time carer. The sub-committee had concerns about the first application which have been resolved in this one. The applicants have consulted with neighbours, who have indicated they have no objections to the proposals.

Signed as a true and accurate record:



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15.	<p>Planning Applications:</p> <p>a)7/2022/5306: Squirrel Bank, Ferry View, Bowness: Amendment to design condition 1 (plans) on planning permission 7/2019/5254 appearance, layout, scale and landscaping of development (reserved matters application) (10/6) <u>No objections</u> as long as the specific planning conditions as laid down are met.</p> <p>b)7/2022/5281: Saddlestones, Greenstiles Park, Windermere: Erection of front porch and construction of side garden structure and associated landscaping work (16/6) <u>Recommend refusal.</u> The sub-committee is in support of the recommendations to refuse this application from the Woodland Trust and its key objective to preserve the health of the ancient woodland which adjoins this plot. The application provides only a 6m buffer zone between the buildings and the woodland and the Trust have requested 15m. The material consideration for the sub-committee's refusal is negative impact on the landscape, which is ancient and worthy of preservation.</p> <p>c)7/2022/5308: Ashleigh Guest House, 11, College Road, Windermere: Change of use of guest house to dwelling or self-catering holiday letting accommodation (16/6) <u>No objections.</u></p> <p>d)7/2022/5313: 17, Brow Crescent, Windermere: Extending existing 3-bedroom bungalow on ground and lower ground floors, including garage conversion, to create larger open plan living and bedroom accommodation. (21/6) <u>Recommend refusal:</u> The sub-committee appreciated that this is a very attractive design but concluded that this is not the right location for a building of this size. The building will be over-bearing on the properties on Meadow Road and will impact negatively on their right to privacy and light.</p> <p>e)7/2022/5322: 17, Oak Street, Windermere: Loft conversion with 2 rear dormers following withdrawal of application ref 7/2022/5118 (22/6) <u>No objections.</u></p> <p>f)7/2022/5287: 22, St Mary's Park, Windermere: Alterations and single storey extensions to dwelling (23/6) <u>No objections.</u></p>
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g)7/2022/5331: High Raise, Keldwyth Drive, Troutbeck Bridge: Demolition of an existing house and construction of a replacement dwelling (23/6)
Recommend refusal. The proposed dwelling is too large for this location. It is over-bearing and un-neighbourly, being positioned too close to the neighbouring property. This will result in loss of light and privacy. There is no affinity with local vernacular style. The sub-committee also had concerns about negative impact on the green space and associated wild-life.

h)7/2022/5325 & 5341: Storrs Hall Hotel, Storrs, Bowness: Alterations to Kitchen / Dining areas, Internal Courtyard and Southern Terrace (24/6)
Recommend approval. The amended design will improve facilities to the benefit of both guests and staff.

i)7/2022/5271: Stonecliffe Mews, Longlands Road, Windermere: Internal and external alterations to provide staff accommodation (28/6)
No objections.

j)7/2022/5332: Lansdown, Kendal Road, Bowness: Alterations and extensions, demolition of outbuildings, reinstatement of driveway to improve visibility and associated works (29/6)
Recommend refusal on grounds of design, which is out of keeping with the local vernacular, particularly the N&S elevations. Removal of the gable only exacerbates this, as does the proposed cedar cladding, zinc roof and glass balustrade.

k)7/2022/5335: 1, Broadfield Bungalows, Troutbeck Bridge: Proposed front and rear extensions to create a wheelchair accessible 3 bed, 2 bath bungalow incorporating independent living area with accessible wet room. (29/6)
Recommend approval. This design has addressed the concerns previously raised by the sub-committee and is a sensible solution to a very specialized local housing need.

l)7/2022/5346: Land at Meadowcroft, Storrs Park, Bowness: Reserved matters application pursuant to outline permission 7/2017/5793 including details of appearance, landscaping, layout and scale and discharge of Conditions 4, 5, 6 and 7 of outline approval permission (5/7)
No objections.

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	<p>m)7/2022/5353: Bordriggs Farm, Kendal Road, Bowness: Alterations to window opening to form doorway and construction of external stone steps with glazed balustrade (5/7) <u>No objections.</u></p> <p>n)7/2022/5366: 1, South Crescent, Windermere: Domestic extensions. (7/7) <u>No objections.</u></p> <p>o)7/2022/5368: White Lodge Hotel, Lake Road, Windermere: Amendment to the design of the block of 6 new hotel family suites, condition 2 on planning permission 7/20215279 for Erection of a block of 6 new hotel family suites and conversion of existing hotel rooms into larger family suites. (7/7) <u>No objections.</u></p> <p>p)7/2022/5374: Sunnybank House, Princes Rd, Windermere: Proposed single storey rear extension and alterations to existing flat roof (13/7) <u>No objections.</u></p>
16.	<p>Tree Applications:</p> <p>a)T/2022/0081: Heron's Croft, Storrs Park, Bowness: Fell 1 Oak Tree (16/6) <u>Recommend refusal.</u> There is no good reason given for felling this protected tree.</p> <p>b)T/2022/0084: Access Road to houses on Kendal Road, Bowness: Fell 1 Beech tree (20/6) <u>Recommend refusal:</u> There are no good reasons to fell this protected tree, which has been deemed at moderate risk. Pruning must be an option.</p> <p>c)T/2022/0087: Robin Hill, Longlands Rd, Bowness: Fell 1 Oak. (4/7) <u>Recommend refusal:</u> No good reason provided for felling this protected tree, which is deemed not to be at risk of disease.</p>

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17.	Licensing Applications: <u>Utopia, 20 Crescent Road, Windermere:</u> It was agreed that, if possible, the Town Council should submit an objection to this application, based on the cumulative impact of more licensed premises on public disorder and crime. In addition, the sub-committee would almost certainly object to change of use for this property. The Clerk was asked to gather statistics, if possible, from the CCTV coverage on Crescent Road which is linked to the Penrith control centre.
18.	Planning Decisions: NOTED
19.	Follow Up List This was reviewed and the Clerk agreed to contact the LDNPA team for further updates prior to the next sub-committee meeting.
	The meeting was closed at 8.40pm
20.	Date of Next Meeting: Wednesday 27 th July 2022 at 7pm, Langstone House.

Signed as a true and accurate record: