



# 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 23<sup>rd</sup> February 2022 at 7pm

Minute No	
	<b>Participants:</b> Cllrs Jenny Borer (Chair), Adrian Legge, Kate Tripp, Cath Musetti Christine Cook & Alan Hands. Also Julie Hartley, Town Clerk and 1 member of the public.
101.	<b>Apologies for Absence Accepted:</b> No Apologies
102.	<b>Minutes:</b> The minutes of the meeting held on 26 <sup>th</sup> January 2022 were approved for signature.
103.	<b>Declarations of Interest:</b> NONE
104.	<b>Requests for Dispensations:</b> NONE RECEIVED
105.	<b>Public &amp; Town Councillor Input:</b> Mr Russell Adams addressed the sub-committee in support of application 7/2022/5053 (Middle Entrance Drive) as the planning consultant on this project. He explained the background to the development and the division of the plots. He highlighted the amount of detail that has been included in what will be sold as self-build plots, reflecting the owners' aims to take account of the privacy of surrounding properties. Neighbours have been consulted on the plans and there has been a lot of work put into getting the designs right. Councillors asked a number of questions covering the following areas: <ul style="list-style-type: none"><li>• Issues with drainage that have been raised in letters of representation. Mr Adams gave an update on the flood risk assessment and drainage report, which has been prepared by a recognized expert. There are clear and accepted proposals to ensure that the drainage plans for the sites are the best available.</li><li>• Access and use of private roads. It was explained that the access for these two properties is off Middle Entrance Drive and that new owners will be required to join the management company for the upkeep of this access.</li><li>• The size and density of the properties. It was highlighted that the plots are very substantial and, although the proposed self-build local occupancy housing is large, there will be sufficient garden and green space.</li><li>• Parking plans for 2-4 cars per plot was explained.</li><li>• The specifics of the siting of the houses within the plots was clarified.</li><li>• It was confirmed that the construction method statements that have been submitted with the applications will apply to the self-build purchasers.</li></ul>

Signed as a true and accurate record:



# 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 23<sup>rd</sup> February 2022 at 7pm

106.	<p><b>Planning Applications:</b></p> <p>The following recommendations were agreed:</p> <p><b>a)7/2022/5020: 27 Upper Oak Street, Windermere:</b> Demolition of existing garage &amp; porch. Construction of 2 storey extension to end of building to replace garage &amp; porch. Replace boundary hedge with fence. Construct outbuilding / shed in garden to South west of dwelling (17/2)</p> <p><u>No objections</u> to the plans for the garage and porch. However, the sub-committee would strongly advise that the hedge be retained - being a more attractive boundary and also kinder to wild-life.</p> <p><b>b)7/2021/6031: Mylnegarh Flats, Oak Street, Windermere:</b> Amendment to local occupancy (change the local occupancy from flats 2 &amp; 3 to flats 2 &amp; 4), condition 3 on planning permission 7/2019/5689 (Redevelopment of 4 apartments into 7) (17/2)</p> <p><u>No objections.</u></p> <p><b>c)7/2022/5031: Ashdown House, Windermere:</b> Development of rear ground floor single storey lean-to extension and associated internal alterations (18/2)</p> <p><u>No objections</u> to the plans for the extension and it is acknowledged that there are stated aims to retain the character of the building. The plans for glazing (doors and windows) unfortunately indicate that these are not in keeping. It is strongly recommended that heritage glazing (for example heritage velux) are used on this development.</p> <p><b>d)7/2022/5037: Storrs Holme, Storrs, Bowness:</b> Erection of outdoor sheltered building (22/2)</p> <p><u>Recommend Refusal</u> on the grounds of cumulative impact. The proposed building would be a substantial and prominent addition to the very limited lakeside space available at this site. The plans submitted are inadequate, as they do not show the precise location of the proposed building. However, wherever it were to be placed, it would be conspicuous when viewed from the lake and would add further to the cumulative impact of lakeside constructions.</p> <p><b>e)7/2022/5039: 1 Denewood, Queens Drive, Windermere:</b> Proposed replacement outbuilding (22/2)</p> <p><u>No objections.</u></p> <p><b>f)7/2022/5053: Bowfell Close, Middle Entrance Drive, Bowness:</b> Erection of two new local occupancy dwellings with associated infrastructure and ancillary facilities (24/2)</p> <p><u>No objections.</u></p>
------	---

Signed as a true and accurate record:



# 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 23<sup>rd</sup> February 2022 at 7pm

- g)7/2021/5869: Land at Lickbarrow Road, Windermere:** Amended plans following recommendation of refusal by Town Council (28/2)  
Recommend Refusal: The previous comments made by the Town Council in recommending refusal are still relevant. The amended plans show minimal difference to the elevations and, consequently, our previous comments are still valid. This proposal is for a much larger and denser property than the original outline application indicated. It takes up almost the entirety of the plot and the 3 stories and fenestration on Park Road are out of scale and over-bearing. The is the first property to be developed on this plot and, if such a precedent were to be set, it would have a cumulative and unacceptable impact on the development and this area.
- h)7/2022/5058 & 5059 (Listed Building): The Angel Inn, Helm Road, Bowness:** Proposed internal and external alterations to hotel including alteration of window to form door and canopy, removal of internal stud walls and creation of new partitions, new internal doors, removal of supporting pillar and replacement with bulkhead, removal of bay window feature within orangery, installation of ventilation louvres and landscaping works to front and side of property to create new terraced areas for outdoor seating and the siting of a timber gazebo structure (2/3)  
No objections.
- i)7/2022/5065: Thornleigh, Thornbarrow Road, Windermere:** Change of use from children's nursery to guest house. (8/3)  
No objections.
- j)7/2022/5092: Rockery Wood, South Crescent, Windermere:** Approval of details reserved by condition 4 (drainage services or the formation of the access on site) on planning approval 7/2021/5710 for the 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. (14/3)  
No objections.
- k)7/2022/5066: 1-14, Meadowcroft, Bowness:** To change the existing timber windows with new white UPVC windows of the same style and configuration to the whole of the property (15/3)  
Recommend Refusal: The proposal to use UPVC is out of keeping with the character of this property. Any replacement should use timber frames.
- l)7/2022/5024: 3, Belsfield Terrace:** Change of use from retail to food and drink. (16/3)  
Recommend refusal: The plans are completely inadequate - there is no indication of location or design of the food preparation area, ventilation and extraction. There is no clarity about disposal facilities for food waste, bottles and general waste. Given the very small size of this facility, these details are crucial and are missing. There are also significant concerns about the impact on highways safety, as there is no access for deliveries other than the double yellow lined highway, creating potential hazards for other vehicles and pedestrians.

Signed as a true and accurate record:



# 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 23<sup>rd</sup> February 2022 at 7pm

107.	<p><b>Tree Applications:</b></p> <p>a) T/2021/0188: Lindeth Howe Country House Hotel, Lindeth Drive, Bowness: Douglas Fir (W1) - reduce the top of the tree down by 6m to the healthy crown (23/2) <u>No objections.</u></p> <p>b) T/2021/0187: South Wood, Ambleside Road, Windermere: Cedar T1 - remove the lowest limb and crown lift the lowest branches to 5m above ground (23/2) <u>No objections.</u></p> <p>c) T/2022/0014: Old Fallbarrow, Fallbarrow Road, Bowness: 1-9 Sycamores, reduce in height by up to 3m and shape (1/3) <u>No objections.</u></p> <p>d)T/2022/0015: Deer Bield, Storrs Park, Bowness: Fell 1 Oak (2/3) <u>Recommend Refusal</u> based on the information which is supplied. This is insufficient to justify felling an oak tree that has a TPO.</p> <p>f) T/2022/0017: Ashdown House, Lake Road, Windermere: Oak (1) - remove lower epicormic growth and raise crown by 1-2m. Fell 1 rowan (2) (4/3) No objections to the Oak (1) but insufficient information is provided for the need to fell the Rowan, so can only recommend refusal.</p>
108.	<p><b>Licensing Applications:</b></p> <p>a) Unit 6, St Martin's Parade, Bowness: Application for grant of a premises licence (deadline for representations - 4/3) The sub-committee agreed to make representation to SLDC on this application, on the following grounds:</p> <ul style="list-style-type: none"><li>• Public Nuisance;</li><li>• Prevention of Crime and Disorder;</li><li>• Public Safety</li></ul> <p>The Clerk was asked to complete the necessary paperwork and submit to the licensing team. It was also agreed that the Clerk should invite one of the members of the SLDC licensing committee to a forthcoming meeting.</p>
109.	<b>Planning Decisions: NOTED</b>
110.	<b>Follow Up List</b> The follow up list was reviewed.
	<b>The meeting was closed at 8.25pm</b>
111.	<b>Date of Next Meeting: Wednesday 23<sup>rd</sup> March 2022 at 7pm, Langstone House.</b>

Signed as a true and accurate record: