



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 23rd June 2021 at 7pm

Minute No	
	Participants: Cllrs Jenny Borer (Chair), Adrian Legge, Cath Musetti, Kate Tripp & Alan Hands. Also Julie Hartley, Town Clerk and 3 members of the public.
10.	Apologies for Absence Accepted: Cllr Christine Cook
11.	Minutes: The minutes of the meeting held on 19 th May 2021 were approved for signature.
12.	Declarations of Interest: Cllr Adrian Legge in application 7/2021/5398 (Oakthwaite) as he knows the applicants.
13.	Requests for Dispensations: NONE It was agreed that the Cllrs who have declared an interest above would not contribute to the debate or vote on those items.
14.	Public & Town Councillor Input: A large number of local objection letters had been copied to the sub-committee prior to the meeting, concerning 2 planning applications - 7/2021/5393 Rosthwaite Farm and 7/2021/5429 32 Main Road. Jacqui Beech attended the meeting to underline the objections to 7/2021/5393 Rosthwaite Farm and made the following key points on behalf of a group of residents of Bellman Ground: <ul style="list-style-type: none">• The reasons that the Town Council gave for recommending refusal of the previous application are still relevant and apply - for example, it is an un-neighbourly development that spoils pasture land and impacts negatively on the special character of the Lake District.• There are two key additional issues with this application:• Firstly, this cannot be described as a farm diversification. Rosthwaite is not a farm. It is an equestrian facility. This application should be seen as planting a caravan park in the middle of open countryside, not assisting a farm to diversify and sustain itself.• The new access proposals that are aimed at addressing the concerns raised by the Highways Authority on the previous application do not deal with the key issues of the danger of the access on such a narrow road and this is confirmed in the findings of the Transport study that has been copied to members of the sub-committee. The new access proposals will result in a grotesque scar on the landscape and have irreversible consequences - all in order to access 20 caravans. <p>The sub-committee were requested to recommend refusal of this application.</p>

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Lois Gosney attended the meeting to underline the objections to 7/2021/5429 32 Main Road on behalf of a group of neighbours and made the following key points:

- The collective adverse effects of this application on the neighbourhood are substantial and cannot be dealt with by imposing conditions.
- The proposals are contrary to a number of key National Park policies and in particular those that deal with the preservation of the nature of the conservation areas, in which this proposal is located.
- There is no convincing need for this development and change of use. There is no community need and it does not contribute to the vitality of the town. There are already at least 32 food and drink outlets in the small area and they dominate.
- There will be substantial adverse impact on the amenity of neighbours and the potential for anti-social behaviour is increased significantly.
- The proposals to handle waste and deliveries to the business are not feasible and there is a real potential for abuse of bins and infringement onto private property.
- The site is totally unsuitable for a bar - there is no outdoor space for smoking/staff breaks and it is highly likely that the passageway, which residents use to access their homes, will become clogged with bar customers, which could lead to intimidation.
- Finally, adding further deliveries and drop offs to an already busy junction will have a cumulative impact on road safety in this location.

The sub-committee were requested to recommend refusal of this application.

The Chair thanked Jacqui and Lois for attending and brought forward discussion on the two applications to enable members of the public to leave if they wished.

15.

Planning Applications:

The following recommendations were agreed:

- a) **7/2021/5393: Land to the north of Rosthwaite Farm, Windermere:** Farm diversification scheme including the siting of holiday lodges and associated works (14/6)

Recommend Refusal: It is recognized that the development covers two parish areas and that the comments of Cartmel Parish Council should also be taken into account. This is an unattractive development of green land and should be refused on the grounds of design and negative impact on the environment. The reasons the sub-committee gave for recommending refusal on the previous application are still

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relevant. It is noted that there is significant doubt about this proposal being a farm diversification. There are significant concerns regarding transport and access issues and potential impact on road safety, given the narrowness of the road at this point. These have not been addressed by the revised application. The proposal is in conflict with the vision of the National Park, as set out in the Local Plan. The sub-committee has heard and understood the concerns of neighbours and supports their objections to this application.

- b) **7/2021/5338: 2, Priory Grange, Windermere:** Conversion of existing garage to front of house to form en suite bedroom with alteration to driveway for parking (14/6)

No objections.

- c) **7/2021/5398: Oakthwaite, Thornbarrow Rd, Windermere:** Use of dwelling for short-term holiday letting accommodation or as local occupancy dwelling, contrary to condition 1 of application ref 7/2004/5624 (15/6)

The sub-committee supports the proposal to remove the condition that will then enable permanent occupation of the property, but for Local Occupancy only.

- d) **7/2021/5240: Wheelhouse Centre, Glebe Rd, Bowness:** Covered area to South East Elevation (15/6)

Recommend refusal of this particular application, based on the design and size which leads to the removal of two healthy trees (a Rowan and a Maple) for no clear reason. Would potentially support a design that avoided this.

- e) **7/2020/5817: Grove House, Biskey Howe Road, Windermere:** Extension of an existing outhouse to create an apartment for superior bed and breakfast accommodation. Removal of outhouse chimney stack. Removal of lean-to extension at the rear of Grove house to create space for the proposed apartment. Entrance gateway from Elim Grove to be sealed (17/6)

Recommend approval: These are sensible measures to improve the appearance of the building.

- f) **7/2021/5406: Meadow Ghyll, Beemire Lane, Birthwaite Road, Windermere:** Car Port, store and deck area (21/6)

No objections

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- g) **7/2021/5307: Land between Oaklyn and the Bungalow, South Crescent, Windermere:** Amendments to approved dwelling under reference 7/1996/5290 to include two storey rear extension, roof lift and additional 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. (18/6)
Already recommended approval at last month's meeting.
- h) **7/2021/5399: 22 Park Road, Windermere:** To extend the existing house to the rear with a single storey extension that will provide a bedroom space on the ground floor with a wet room facility (18/6)
No objections but on the basis of white render being used (as in the application) rather than wood (as in the drawing) so that the resulting building is in keeping with nearby properties.
- i) **7/2021/5419: Orrest Head Court (aka Orrest Head Cottage, Kendal Rd, Bowness:** The demolition of an existing 3 bedroom dwelling, and the construction of a replacement 3 bedroom dwelling with an adjoining 1 bedroom granny flat and a detached garage (30/6)
No objections.
- j) **7/2021/5429: 32 Main Road, Windermere:** Change of use of shop to a wine bar following withdrawal of planning application 7/2021/5166 (30/6)
Recommend refusal: This is a completely inappropriate location for a bar. There are no clear exceptional circumstances that demonstrate community need for this conversion, when the small central area of Windermere already has 32 outlets serving food and drink. This proposal negatively impacts on the amenity of the residential neighbourhood, compromising their privacy and exacerbating noise and disruption. This is an area which is already suffering a significant increase in anti-social behaviour and crime (substantially above the Cumbrian average). Safety for residents accessing their homes in the passageway access could be severely compromised, the emergency exit put at risk and the secluded peaceful nature of the courtyard lost for good. This building is not suitable for use as a bar, having no provision for outdoor seating for smokers and further contributes to an already very congested area with delivery vehicles at all hours. This would constitute a severe adverse cumulative impact on highways safety. The sub-committee has read and listened to local concerns and supports those.

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- k) **7/2021/5421: Maiden Holme, Lindeth Drive, Bowness:** New replacement timber cabin and outbuilding, proposed extensions and remodelling works of existing dwelling. (8/7)
No objections
- l) **7/2021/5358: Braithwaite Fold camping and caravan club site, Bowness:** Site Improvements and Upgrades comprising the reconfiguration and upgrading of pitches within the main site; extension to existing amenities block; provision of a reception office; road widening at Site entrance; provision of 2 no. Managers Pitches; proposed Bin Store and Tractor Shed; provision of a Motorhome Waste and Water Point; provision of a Water Point; Car Parking Area; and Site Security Barrier (9/7)
No objections
- m) **7/2021/5443: Robin Hill, Longlands Road, Bowness:** Demolition of 3 bedroom house and adjoining garage, construction of 5 bedroom house and adjoining garage (9/7)
No objections but this new build should have conditions of Local Occupancy.
- n) **7/2021/5457: Beech Manor, Storrs Park, Bowness:** Extension of boathouse to provide day room and winter boat store (13/7)
No objections: The proposed new build is similar in footprint to the existing boathouse and there are sensible solutions to prevent flooding. The sub-committee have no objections on the basis that this is NOT a residential proposal.
- o) **7/2021/5463: Crown Rigg, Brantfell Road, Bowness:** Removal of garage roof, erection of extension over existing garage (Resubmission of 7/2021/5053) (14/7)
No objections.
- p) **7/2021/5465: Corner Cottage, Old Hall Road, Windermere:** Screen Fence (15/7)
Recommend Refusal: on the grounds that this screen fence and its position will detract from the traditional character of the Lake District stone wall and potentially set a precedent of degrading the appearance of the A591 - a main entrance to the National Park.

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	<p>q) 7/2021/5466: White House, Robinson Place, Bowness: Removal/re-alignment of existing stone walls to form 4no. yard spaces (15/7) <u>Recommend refusal:</u> The timber fencing fitted on top of the stone wall would completely change the character of this Grade II listed building in the centre of the conservation area. At the rear, in Low Fold, the stone steps leading up to the first floor of the fishermen's cottages have been replaced. We request that this work is inspected by a Conservation Officer and, if deemed necessary, the original steps must be replaced.</p>
16.	<p>Tree Applications:</p> <p>a) T/2021/0086: Brandsby House, Ambleside Rd, Windermere: Fell 3 sycamore trees and reduce one sycamore by 2 to 3 metres (1/7) No reason given for the felling of 3 seemingly healthy trees. Unless there is a good reason, <u>recommend refusal.</u></p> <p>b) T/2021/0088: Stable Cottage, Low Birthwaite, Windermere: Fell 4 dead/dying beech trees (2/7) If these trees are indeed dead or dying, then no objections, but would ask LDNPA to require proof from a tree surgeon.</p> <p>c) T/2021/0094: 19, Mountain Ash Court, Spooner Vale, Windermere: Fell 1 conifer (7/7) <u>Recommend refusal.</u> This is a lovely tree and a landmark. If residents require more light, the tree could be trimmed or crowned.</p> <p>d) T/2021/0098: Royal Windermere Yacht Club, Fallbarrow Rd, Bowness: Fell 3 ornamental cherry (2, 3, 4), 3 ash (8, 9, 12). Pollard 1 variegated Norway maple (1), 1 Norway maple (5). Sever ivy from 2 sycamore (10, 11) (12/7) <u>No objections.</u></p>
17.	Licensing Applications: NONE
18.	Planning Decisions: NOTED
19.	Follow Up List The follow up list was reviewed and updated.
	The meeting was closed at 9.30pm
20.	Date of Next Meeting: Wednesday 28th July at 7pm at Langstone House.

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