



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 March 2022 at 7pm

Minute No	
	Participants: Cllrs Jenny Borer (Chair), Adrian Legge, Kate Tripp, Cath Musetti & Christine Cook. Also Julie Hartley, Town Clerk and 5 members of the public.
112.	Apologies for Absence Accepted: Alan Hands for health reasons.
113.	Minutes: The minutes of the meeting held on 23 rd February 2022 were approved for signature.
114.	Declarations of Interest: Cllr Cath Musetti in item c 7/2022/5103 (the Village Inn) due to family connections.
115.	Requests for Dispensations: NONE RECEIVED
116.	Public & Town Councillor Input: <u>Mr Peter Winter</u> addressed the sub-committee on application no 7/2022/5144 (Applethwaite Green Car Park). He clarified his role as planning consultant for Cumbria County Council and explained that he was attending the meeting in order to listen to the views of the sub-committee on this application and to feed back to Cumbria County Council. The County Council is aware of the extent of local objections to this application and there is still time to re-look and explore other options. <u>Mr Anthony Sutton</u> addressed the sub-committee on application no 7/2022/5144 (Applethwaite Green Car Park) representing many local residents who have sent objection letters to the LDNPA. He firstly referred to the supporting documents for the application and their lack of validity in supporting this proposal (traffic report being out of date and compromised and the lack of any pedestrian survey). He summed up local objections as follows: <ul style="list-style-type: none">• The inevitable increase in vehicle traffic will have a huge impact on safety of the large number of pedestrians who use the narrow lane (there are approx. 90 older people living in sheltered accommodation who walk up and down the lane daily). The lane is very narrow and there are no pavements.• The increase in vehicle traffic will also have an impact on the junction with the A591, which is already a difficult and potentially dangerous junction, particularly turning right. There are worries about vehicles backing up onto the main A road.• Concerns about the lane becoming a bottleneck as cars cannot pass each other and there will inevitably be cars turning around when the car park is full.

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	<p>The crucial highways report on these safety issues is not included with the application and would surely highlight these points. Local residents (34 representations on the LDNPA website) ask that the sub-committee recommend refusal.</p> <p><u>Janet Hope</u>, a local resident, also addressed the sub-committee on application 7/2022/5144 and asked that the application be refused for the following reasons:</p> <ul style="list-style-type: none">• Phoenix Way is a single carriageway and there is no pavement for pedestrians or passing spaces for vehicles. Inviting two-way traffic into this situation cannot work. It is already a risky lane for pedestrians to walk and these proposals will only increase that.• Local people feel that there has been a lack of consultation on the proposals. The public notice from the LDNPA was sited right at the furthest end of the car park on 3 March and, at the public meeting held by residents, there was no representation from the County Council. There has been a lack of interest in speaking to the large care providers along Phoenix Way, for example Nine Oaks.• The analysis used by the County Council to assess the suitability of this location is based on flawed data, as the traffic sensors were put in a completely inappropriate position and did not cover the junction onto the A591.
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117.	<p>Planning Applications:</p> <p>a)7/2022/5115: School Knott Cottage, Thornbarrow Road, Windermere: Demolition of existing conservatory & erection of replacement conservatory (18/3) <u>No objections.</u></p> <p>b)7/2022/5114: The Birches, Windermere: Proposed Annexed Accommodation (Pod) (18/3) <u>No objections</u></p> <p>c)7/2022/5103: The Village Inn, Lake Road, Bowness: Change of use of ground floor, basement and external areas from a restaurant (Class E) to a public house/drinking establishment with expanded food provision (Sui Generis) (21/3) <u>No objections.</u></p> <p>d)7/2022/5078: Ellerwood, Storrs Park, Bowness: Demolition of detached garage and construction of two storey hobby room/studio and store. Resubmission of 7/2021/5822. <u>Recommend refusal</u> on the grounds of un-neighbourliness - the new design has a west elevation window overlooking the rear/side of Grassings, from whom an objection has been received. Also refuse on the grounds of layout and density. This construction will result in overdevelopment and urbanization of a plot which is currently well-spaced in a semi-rural location.</p>
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e)7/2022/5077: Ellerwood, Storrs Park, Bowness: Detached, single storey garage (Resubmission of 7/2021/5819) (22/3)

Recommend refusal on the basis of the scale and dominance in the proposed position, particularly the impact on Elleray. If re-positioned elsewhere in the plot, this could be acceptable.

f)7/2022/5118: 17, Oak Street, Windermere: Loft conversion with rear dormer (21/3)

Recommend Approval. Well designed additional space solution which preserves the frontage and street view of the building.

g)7/2022/5144: Applethwaite Green, Phoenix Way, Windermere: Development of existing Cumbria County Council car park to provide a 29 vehicle pay and display car park, including 2 disabled parking bays and 4 electric vehicle charging points. (30/3)

The sub-committee recognizes the need for additional parking in Windermere, is very supportive of finding locations for additional EV charging and can appreciate the reasons for the County Council considering this proposal. However, there are many reasons why this location is not suitable, all of which are set out in the numerous objection letters from residents and local groups and verbal representations to this meeting and the public meeting held last week. The sub-committee unanimously Recommends Refusal on the grounds of highways safety issues as follows:

- Access and entry onto the A591 is challenging, especially turning right. This proposal would substantially increase the amount of vehicles using this junction;
- Phoenix Way is a narrow cul-de-sac, with no pavement and a good deal of pedestrian traffic. The increase in vehicle traffic that would result from this proposal is potentially dangerous to life and has a detrimental impact on a community which has a much higher than average representation from elderly and disabled people and children using the youth facilities at the Phoenix Centre;
- Phoenix Way is too narrow for cars to pass each other, so cars would either back-up on the A591 or need to reverse along Phoenix Way itself, enhancing the risk of accidents and threats to safety still further;
- If the car park is full, cars would need to turn around and exit the narrow road or may be tempted to park along the road itself, thus further risking the safety of residents and pedestrians.

In addition to Highways Safety, the sub-committee also consider that the application has a material detrimental impact on the level of noise in a quiet community and on air quality, with the proliferation of vehicle traffic manoeuvring the narrow lane.

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- h)7/2022/5146: Cedarigg, Windermere: Replacement dwelling & garage. (30/3)**
Recommend Approval: Significant improvement on current structure.
- i)7/2022/5160: Brackenrigg Lodge, Windy Hall Road, Windermere: Amendment to design & orientation of unit 1, condition 2 (plans) on planning permission for the erection of 2no. 3-bedroom local occupancy houses (5/4)**
The sub-committee has no specific recommendations. It is not satisfied with the scale and extent of the scheme changes, but can find no material reason to recommend refusal. The use of the building for local occupancy is underlined.
- j)7/2022/5008: Rowanrigg, Lake Road, Windermere: Extension and alterations. (6/4)**
No objections.
- k)7/2022/5166: 10, Windermere Park, Windermere: Proposed raised decking to existing dwelling (6/4)**
It should be noted that construction work on this development started some time ago (early February) and was reported by this sub-committee as an illegal construction needing planning enforcement. This application is the result and the plans themselves look to have been rushed and are inadequate (for instance, they do not clarify the height impact).
Recommend refusal on the following grounds:
- The decking itself is inappropriately dominant in such a location and is totally out of character for the fronting onto Park Road;
 - Un-neighbourliness: The decking is constructed at such a height as to allow an elevated view into neighbouring gardens, thus presenting a loss of privacy to neighbours.
 - Impact on the area: Windermere Park is exclusively a residential area. This development, which also incorporates a spa pool, is completely inappropriate, will contribute to increased noise levels and is un-neighbourly in such an environment.
 - Materials for the decking are out of keeping with the local vernacular;
 - Impact on wildlife, as green space is lost to decking, destroying habitat.
- l)7/2022/5150: Lowfell, Kendal Road, Bowness: Ancillary accommodation to provide garaging and pool-house together with associated external works and landscaping. (7/4)**
No objections.
- m)7/2022/5173: Ravensworth Hotel, Ambleside Road, Windermere: Change of use of Guest House to provide Staff Accommodation for The Inn Collection Group (13/4)**
The sub-committee understand there are some local worries about the potential for late night disturbance in a quiet neighbourhood but can raise No objections on material planning grounds. It is also recognized that, in a tourist economy, there is a need for staff accommodation.

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118.	<p>Tree Applications:</p> <p>a) T/2022/0023: 32, St Mary's Park, Windermere: Beech (T003) remove branch stubs, raise crown 6 metres; Beech (T001) remove main stem (one of three), cavity at base of substantial stem. Sever ivy from tree (19/3) <u>No objections</u></p> <p>b) T/2022/0116: Old Belsfield, Bowness: Fell 1 mature beech (22/3) <u>Recommend refusal:</u> There is no diagnostic report to support the allegation of disease.</p> <p>c) T/2022/0022: Windermere Hydro Hotel, Bowness: Fell 1 Sycamore (T1) - Located at the Southern end of Craig walk located on wall top. Fell 1 Hawthorn (T2) - Located at the northern end of site over hanging Craig walk. Fell 1 Ash (T3) - Located at the northern end of site over hanging Craig walk. H1- Mixed species (Ash,sycamore,laurel) over grown hedge to be cut to previous points to be managed as a hedge in the future. All shrubs/trees on lower tier of wall to be coppiced <u>No objections</u></p> <p>d)T/2022/0036: Orrest Howe Lodge, Elleray, Windermere: Remove 2 lower branches 1 yew (T1); remove 2 branches hanging to ground 1 beech (T4) ; Fell 1 beech (T2) & 1 cyress (T3) (29/3) <u>No objections</u></p> <p>e)T/2022/0051: Opposite Landing Stages, Glebe Park Cabin, Glebe Road, Windermere: 2 x early mature Oak trees (TR2 & TR3 on site plan) require crown raising to clearance of 2.5m for pedestrians. TR1 also requires branch tips trimming which overhang tennis courts and pavement/car parking. TR3 also requires branch tips trimming back which overhang car parking spaces and above bench (13/4) <u>No objections.</u></p>
119.	<p>Licensing Applications: None received.</p>
120.	<p>Planning Decisions: NOTED</p>
121.	<p>Follow Up List The follow up list was reviewed.</p>
	<p>The meeting was closed at 9pm</p>
122.	<p>Date of Next Meeting: Wednesday 27th April 2022 at 7pm, Langstone House.</p>

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