



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 24th August 2022 at 7pm

Minute No	
	Participants: Cllrs Christine Cook (Chair), Jenny Borer, Adrian Legge and Marina Davis. Also Julie Hartley, Town Clerk, W&F Cllr Steve Bavin and 2 members of the public.
32.	Apologies for Absence Accepted: Cllr Cath Musetti (holiday)
33.	Minutes: The minutes of the meeting held on 27 th July 2022 were approved for signature.
34.	Declarations of Interest: Cllr Jenny Borer in items (g) 7/2022/5515 and (h) 7/20225530 due to close family connections as near neighbours of (g) and professional services for (h). It was agreed that Cllr Borer would remain in the chamber but take no part in the debate or vote on these items.
35.	Requests for Dispensations: NONE RECEIVED
36.	Public & Town Councillor Input: <u>Paul Gaynor:</u> addressed the sub-committee with regard to application no 7/2022/5331 High Raise, Troutbeck Bridge - amendments to the main application. The main application has been approved by the LDNPA after a recommendation to refuse by the Town Council. Town Council were only being asked to comment on the amendments. Paul wished to highlight that the objectives of the enlargement of the dwelling are to provide a home for his family, who have lived locally for many years and do not wish to move. He felt this background was important to understanding the aims of the application. The chair thanked Paul for his contribution and it was agreed that the item be brought forward for consideration on the agenda.
37.	Planning Applications: a)7/2022/5470: 7 Langrigge Park, Bowness: Minor alterations to dwelling, including new openings, increased height of boundary wall to north side of plot, increased parking capacity, and small extension to side and rear (23/8) <u>No objections</u> b)7/2022/5475: 7, Meadowcroft Cottages, Storrs, Bowness: Replace existing summerhouse and garden shed with outbuilding comprising integrated gardenroom, garden store and covered seating area (24/8) <u>No objections</u> but the sub-committee wish to highlight the need for a larger soak away for rain-water, given the increase in the roof space. This is an environmental pollution concern,

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and will not affect the recommendation, but LDNPA are asked to check that adequate drainage is provided on site to help prevent sewer overflow.

c)7/2022/5471: Latimer House Hotel, Lake Road, Windermere: Removal of a double garage and small outbuilding. Construction of a two storey one bed holiday cottage. Removal of a section of wall to accommodate parking bays for two cars (26/8)
No objections.

d)7/2022/5481: Pine Ridge, Storrs Park, Bowness: Demolition of conservatory, construction of front and rear extensions, internal alterations and replacement doors and windows to Pine Ridge (29/8)
No objections. However, given that this application includes a roof replacement, the LDNPA are asked to check that the soak away is sufficient to prevent overflow of the sewer (as in our comments on 7/2022/5475)

e)7/2022/5462: Ashdown House, Lake Road, Windermere: Proposed replacement of existing single storey ground floor flat roof to garden room with new pitched roof, replacement of existing windows with triple glazed windows to match existing pattern (6/9)
No objections. The sub-committee ask that the new roofing matches the existing roof, which is of locally quarried slate, in reducing courses.

f)7/2022/5469: High Longlands, Longlands Rd, Bowness: Garage and workshop (14/9)
No objections.

g)7/2022/5515: Old Fire Station, Ellerthwaite Rd, Windermere: Construction of a replacement drill tower (15/9)
No objections.

h)7/2022/5530: 17, Brow Crescent, Bowness: Extending existing 3 bedroom bungalow on ground and lower ground floors, including garage conversion, to create larger open plan living and bedroom accommodation (15/9)
No objections. The sub-committee were pleased to note that the revised designs appear to have satisfied previous objections from neighbours.

SL32: Amendments to approved plans: Comments are invited on changes to
7/2022/5331: High Raise, Keldwyth Drive, Troutbeck Bridge. No objections to the changes.
7/2022/5184: Bowness Bay Ladies toilets - additional doorway. No objections.
7/2022/5368: White Lodge Hotel: the design and floorplans. Now withdrawn so previous application and comments stand.

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38.	<p>Tree Applications:</p> <p>a) T/2022/0110: The Fairfield, Brantfell Road, Bowness: T-1, Copper Beech, to crown lift by up to 3m to allow room to walk under and trim off the new growth on the crown to keep the tree looking tidy (22/8) <u>No objections.</u></p> <p>b) T/2022/0108: 22, St Marys Park, Windermere: Works to various trees - see tree survey and arboricultural report (24/8) <u>No objections</u></p> <p>c) T/2022/0115: 20, Quarry Brow, Bowness: Cut back one Yew Tree (30/8) This tree has a TPO and the sub-committee deferred to the decision which will be made by the LDNPA tree officer.</p> <p>d) T/2022/0125: St Mary's Church, Ambleside Rd, Windermere: Fell 3 Maple stems (1), Crown lift Oak tree (2) to 5m over road and prune to create a 2.5m clearance of Church and Lychgate, Crown lift 2 Yew (3 & 4) and 1 Hemlock (5) to create 2.5m clearance of surrounding ground level, Crown lift Lime tree (6) to 5m (15/9) <u>No objections</u></p> <p>e) T/2022/0123: Abbey Coach House, St Marys Park, Windermere: T1 Monkey Puzzle - fell. T2 western Red Cedar - prune to crown raise to a height not exceeding 8m and prune back from property; reduce crown of two prominent stems to height of existing lower crown, circa 6 metres reduction required to achieve this result. T3 Beech - Prune to crown raise to a height not exceeding 5 metres (15/9) <u>No objections</u></p>
39.	<p>Licensing Applications: <u>NONE RECEIVED</u></p>
40.	<p>Short-Term Holiday Lettings Councillors discussed the consultation received from NALC and agreed that they do not have the research material needed or the expertise to respond to the specific questions in a knowledgeable way. As responding to the survey is optional, it was agreed not to submit a response on this occasion.</p>
41.	<p>Follow Up List This was reviewed and updated.</p>
42.	<p>Planning Decisions: <u>NOTED</u></p>
43.	<p>Date of Next Meeting: Wednesday 28th September 2022 at 7pm, Langstone House. (It was noted that there will be a pre-meeting starting at 6pm to review the position on a Cumulative Impact Assessment).</p>
	<p>The meeting was closed at 8.15pm</p>

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