



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 Marchesi Centre, Windermere on 24th November 2021 at 7pm

Minute No	
	Participants: Cllrs Jenny Borer (Chair), Adrian Legge, Kate Tripp, Cath Musetti & Christine Cook. Also Cllr Peter Hamilton, Julie Hartley, Town Clerk and 1 member of the public.
67.	Apologies for Absence Accepted: Cllr Alan Hands
68.	Minutes: The minutes of the meeting held on 27 th October 2021 were approved for signature.
69.	Declarations of Interest: NONE
70.	Requests for Dispensations: NONE RECEIVED
71.	Public & Town Councillor Input: a) Cllr Peter Hamilton wished to underline the following issues with application no <u>7/2021/5913 - St Andrews</u> : The LDNPA notice for this application had a date of 12 th November, but had only been put up 2 days ago (22 nd Nov). This only allows two weeks for local people to respond and it not long enough. There are concerns that this is part of a wider pattern, whereby the planning signage is either not visible, damaged or not up for long enough to allow meaningful consultation. The Clerk agreed to report this to the LDNPA. On the specific application, Cllr Hamilton voiced his concerns about having a large amount of staff accommodation so close to a licensed premises and stated that it is not accepted practice in the hospitality industry. b) Brian Littler wished to voice his objections to application 7/2021/5822 (Ellerwood) He clarified that this particular application does not affect this boundary and the neighbour who is affected has written to the LDNPA with his concerns and objections. However, it is the wider issue of what is happening to this property that is of local concern. There have been three planning applications in the last month, all for large outdoor structures and the previous one, for a 5 door garage, is still with the planners for decision. It would appear that this property will be over-developed in future and there are concerns in this quiet neighbourhood about consequential noise problems and privacy encroachment.

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	<p>Councillors asked a number of questions for clarity purposes. The Chair thanked the public speakers and brought forward this specific application to enable them to leave early if they wished.</p>
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72.	<p>Planning Applications: The following recommendations were agreed:</p> <p>a)7/2021/5869: Land at Lickbarrow Road, Bowness: 4 Bedroom detached dwelling with attached garage (18/11) <u>Recommend refusal:</u> 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 to the Park Road end are potentially over-bearing. This is the first property to be developed on this plot and, if a precedent is set of large and over-bearing buildings, it will have a cumulative impact on the development and the area.</p> <p>b)7/2021/5662: 7, Ferney Green Drive, Bowness: Alterations and extensions to facilitate upgrade and home care of elderly relative (18/11) <u>No objections.</u></p> <p>c)7/2021/5823: Ellerwood, Storrs Park, Bowness: Demolition of existing garden store and construction of new, single storey garden equipment store (19/11) <u>No objections.</u> (however, this does have a bearing on item q 7/2021/5822).</p> <p>d)7/2021/5830: 11, Cross Street, Windermere: Single storey rear kitchen extension(replacement of existing) (19/11) <u>Recommend Approval.</u> Good improvement to the property.</p> <p>e)7/2021/5825: Brunton, Storrs Park, Bowness: Replacement of & extension to existing jetty with associated dredging works (19/11) <u>No objections.</u></p> <p>f)7/2021/5761: St Andrews, Lake Road, Bowness: Construction of two storey building to provide staff accommodation (23/11) <u>Recommend Refusal:</u> Although it is appreciated that staff accommodation is needed locally, this proposal is incomplete in key areas - inadequate information has been submitted as regards access, off-street parking, surface water drainage and impact on traffic safety and pedestrians. Furthermore, we consider that the proposal is overly dense and thus has a detrimental cumulative impact in the relatively small plot. Referring to the Sandford principle, there is a risk that commercial interests are being prioritized over harmony of the</p>
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built environment. We would seek specific assurance that the architectural heritage features of the building (eg the Tower) are protected in any future development.

g)7/2021/5893 & 5894: Fallbarrow Hall, Rayrigg Road, Bowness: Amendment to allow for an additional bedroom within the main house and an accompanying parking space, condition 2 (plans) on listed building consent 7/2021/5576 for change of use of Fallbarrow Hall from Class C2 (residential training centre) to two self-contained apartments for Class C3a holiday use, main house for Sui Generis use as holiday accommodation by groups of people, and internal alterations and refurbishment to the apartments and main house, and external addition of modular wheelchair ramp and 27no. low light-spill lighting bollards (25/11)

No objections.

h)7/2021/5896: Land adjacent to no 8 Bellmans Landing, Storrs Park, Bowness:

Amendment to design for the dry dock, condition 2 on planning permission 7/2021/5363 for new dry dock boathouse and dayroom (29/11)

The sub-committee chooses not to comment on this particular application, as they recommended refusal of the original application and there are no perceptible changes in this subsequent application.

i)7/2021/5904: 13, Langrigg Park, Bowness: Single storey extension to provide additional bedroom (1/12)

No objections.

j)7/2021/5871: Tholt-Y-Will, Winston Drive, Thornbarrow Rd, Windermere: Single storey extension and alterations (2/12)

No specific recommendation. It is clear that there are specific legal issues associated with permissions on this land (see letter from Rotherwood Owners Association). Until these issues are clarified and addressed, there seems to be little point in pursuing this further.

k)7/2021/5773: Windermere Marina Ltd, Bowness: Amendment to condition 2 (plans) and condition 3 (Construction Method Statement) on planning permission 7/2019/5682 replacement and reconfiguration of existing timber and floating jetties with new floating jetties, associated dredging, infrastructure and ancillary facilities (2/12)

No objections.

l)7/2021/5910: Boathouses 2 & 3, Bellman Landing, Storrs, Bowness: Construction of new boathouses to replace the boathouse lost by Storm Desmond including replacement jetties, associated groundworks & retaining walls (3/12)

No objections.

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- m)7/2021/5913: St Andrews, Lake Road, Bowness:** Glazed canopy above terrace, replacement of window & door with a single folding door together with amendments to external staircase and relocation of entrance door to accessible toilet. (3/12)
No objections to the specific design. However, there need to be fully worked through and acceptable proposals for the guttering and drainage of water. The application includes a vague mention of a “soak away” but this canopy will need a more effective solution than that. Incidentally, the location references are incorrect and take the reader to another property called the Christian Mission on Lake Road. Finally, it looks as if work has started in this location, despite the application documentation indicating otherwise.
- n)7/2021/5916: National Westminster Bank, 2, High Street, Windermere:** Replace 2x fascia signage, 2 x projecting signs, and New opening hours signage (6.12)
No objections.
- o)7/2021/5917: Corner Cottage, Old Hall Road, Windermere:** Garage removal and detached dwelling on land to side of Corner Cottage, Old Hall Road. (6/12)
No objections to the design. However, the application makes no mention of this building being for local occupancy, which we understand should be the case.
- p)7/2021/5876: Numbers 27 to 30, Windermere Marina Village:** External alterations and improvements to appearance of marina units (6/12)
No objections.
- q)7/2021/5822: Ellerwood, Storrs Park, Bowness:** Demolition of detached garage and construction of single storey hobby room/studio and carport (7/12)
Recommend Refusal: The structures are very close to the neighbouring property, who have set out their concerns in writing to the LDNPA. The sub-committee share these concerns, particularly as regards infringement on the privacy of neighbours. The design of the buildings is out of character for the area and there are over-arching concerns about the cumulative impact of the three planning applications for this property over the last month.
- r)7/2021/5929: Flat 1, Staintons, Longlands Road, Bowness:** Insertion of sliding window, replacement of roof terrace balustrade and rooftop planting screens (7/12)
Recommend Refusal: There are too many uncertainties with this application. We recognize the concerns of the owners of the neighbouring flats as regards ownership, privacy, access, noise and stability of the roof. These need to be resolved before this application goes any further.
- s)7/2021/5932: Beatrix Potter Shop, Crag Brow, Bowness:** Proposed re-opening of 3 no former windows (north east elevation) (8/12)
Recommend Approval: Good improvement.

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	<p>t)7/2021/5412: Merethwaite, Old Hall Road, Troutbeck Bridge: Erection of ancillary gatehouse as part of main dwelling following refusal of planning application 7/2019/5586 (13/12)</p> <p><u>Recommend Refusal:</u> Although this application is for a one-bedroom single storey house, all other factors are the same as the refused application of 2019. Then, we agreed fully with the Planning Officer's rationale and his conclusion on that application. We consider that all of his objections remain valid for the current application, ie the erection of a building of this nature close to Old Hall Road, would depart from and erode the existing character of this semi-rural setting and consolidate the form of the sporadic built development. As such, the proposal would neither conserve nor enhance the character and the quality of the local landscape and would conflict with policies CS02, CS03, CS11 and CS25 of the LDNPA Core Strategy.</p> <p>u)7/2021/5939: 4 Park Road, Windermere: Replacement of dormer windows to match neighbouring property (13/12)</p> <p><u>Recommend Approval:</u> Acceptable improvement to the property.</p> <p>v)7/2021/5944: Rocklea, Brookside, Lake Road, Windermere: Amendment to local occupancy to allow for use as holiday letting, condition 3 on planning approval ref 7/2020/5734 for change of use from guest house (C1) to dwelling (C3) (14/12)</p> <p><u>Recommend Refusal:</u> Although Town Council is sympathetic with the market conditions as explained in the supporting letter, the original planning permission was unequivocal in its stipulation that the property should be secured as an only or principal residence in accordance with LDNPA Policy 15 in the Local Plan (to achieve a balanced and resilient housing market). Further detail as to how a holiday let on this site would operate (number of rooms and how it would be managed and operated) would have been useful.</p>
73.	<p>Tree Applications:</p> <p>a)T/2021/0183: Home Cottage, Sunnybank Road: Windermere: Portuguese laurel to be felled and base/stump to be ground out, tree is blocking excessive light from the upper room of the property. Single Amelancier lamarkii or Curcis Canadensis to be planted and maintained to a more appropriate size. (24/11).</p> <p><u>Recommend that this is looked at carefully</u> by the Tree Officer. It is a magnificent tree and needs to be assessed for a TPO. It could be trimmed to remove the 3 branches which block the upper window.</p> <p>b)T/2021/0191: Old Fallbarrow, Bowness: T-1, Sycamore, Fell due to the tree being in serious decline and infected with Honey Fungus. T-2, Alder, reduce the crown by 2m. (6/12)</p> <p><u>No objections.</u></p>

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	<p>c)T/2021/0194: Ashdown House, Windermere: Fell 1 Holly (14/12) There is a decided lack of information explaining why this tree needs to be felled. There are, for example, no details about its state of health. We <u>recommend refusal</u> in the absence of further information.</p> <p>d)T/2021/0195: Crown Rigg, Brantfell Road, Bowness: T1, Conifer, crown lift to 4m. T2, Conifer, fell. T3, Yew, reduce crown by 3m. T4, Yew, heavy pollard. T5, Conifer, fell due to interfering with a mature Oak tree. T6, Oak, remove low secondary branches. T7, Beech, crown lift up to 6m, T8,9,10, Conifers, fell due to encroaching the path. T11, Nothofagus, reduce by up to 2m. T12, Conifer by doors to flats, fell. T13, reduce by up to 1.5m to obtain a nice shape. T14 &15, Limes, crown lift to give 2.5m clearance from the garage roof. T16, Hazel, coppice. T17, Laurel hedge, reduce to 6ft in height to make it easier to maintain. (15/12) <u>No objections.</u></p> <p>There was a brief discussion about the invitation from Lucy Saunders, Tree Officer at LDNPA, to meet and conduct a review of key tree areas in Windermere & Bowness, during the Spring, when the trees are in leaf. It was agreed that this is a very good idea and all members of the sub-committee are interested in taking part. The Clerk was asked to suggest the afternoon of Thursday 28th April as a date.</p>
74.	Licensing Applications: NONE RECEIVED
75.	Planning Decisions: NOTED
76.	Follow Up List The follow up list was reviewed, updated and added to where necessary.
	The meeting was closed at 9.05pm
77.	Date of Next Meeting: Wednesday 15 th December 2021, Marchesi Centre.

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