



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 25th August 2021 at 7pm

Minute No	
	Participants: Cllrs Jenny Borer (Chair), Adrian Legge, Kate Tripp, Alan Hands & Christine Cook. Also Julie Hartley, Town Clerk and 2 members of the public.
32.	Apologies for Absence Accepted: Cllr Cath Musetti.
33.	Minutes: The minutes of the meeting held on 23 rd June 2021 were approved for signature.
34.	Declarations of Interest: Mayor Adrian Legge in 7/2021/5605: Oakthwaite as the applicants are friends. Cllr Legge did not speak or participate in the debate on this item.
35.	Requests for Dispensations: NONE
36.	Public & Town Councillor Input: a) <u>Anne & Richard Sidney</u> put forward their objections to application 7/2021/5635 (Southwood). It is not clear where the garage and office is to be sited or the actual height of the proposed building, but they have concerns that the privacy and amenity of their home will be affected. The grounds of Southwood are significantly higher than their home and any building will potentially overlook their home. There is also contradictory information about the trees on the plans. If they are to be felled, that would be a great shame and it is essential that they are retained as screening, in order to mitigate noise and light pollution. The design of the building is not in keeping with the traditional Edwardian house and there is a Cedar Tree in the garden which it is understood has a protection order. It is hoped that this will not be destroyed. The Chair thanked the public speakers and brought forward this specific application to enable them to leave early if they wished.
37.	Planning Applications: The following recommendations were agreed: a) 7/2021/5566: Glebe Road Pumping Station, Bowness: Retrospective application for the retention of 2.4m high security fencing to the rear of Glebe Road Pumping Station (19/8)] <u>Already determined</u> as approved by LDNPA. The sub-committee is in accord with this decision.

Signed as a true and accurate record:



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- b)7/2021/5605: Oakthwaite, Thornbarrow Road, Windermere:** Application to discharge S106 Agreement on planning approval reference 7/2004/5624 (31/8)
No objections to the removal of the s106 agreement.
- c)7/2021/5587: Brantfell Barn, Helm Road, Bowness:** Proposed glazed roof canopy (26/8)
No objections but would prefer to see the steel structure finished in anthracite grey to make the structure as inconspicuous as possible.
- d)7/2021/5581: Land Adjacent to Highfield Cottage, Rayrigg Road, Windermere:** New dwelling and associated site works on land to the south of Highfield Cottage, (1/9)
Recommend Refusal. Whilst there are no objections to the dwelling itself, the sub-committee is unable to recommend any action on this application, as there are material issues that are not dealt with. The main issue is the clearance of the lower woodland area of land, which has started to take place. We understand that this clearance is subject to investigation by the LDNPA (case no E/2021/0203) and that there are potential breaches of planning control and offences in relation to protected trees. We would wish to see the outcome of this investigation and any breaches corrected, before considering this planning application any further.
- e)7/2021/5611: Annexe, Raybarrow, Upper Oak Street, Windermere:** Extension and alterations including raising of roof to create habitable space, two dormer windows and recessed balcony (1/9)
Recommend Refusal: Proposed upward extension would result in a loss of light to Raybarrow, which is in separate ownership and potential loss of light and privacy to other neighbouring properties.
- f)7/2021/5622: Rockery Wood, South Crescent, Windermere:** New first floor bedroom over existing garage, new open porch to front door and internal bathroom alterations (3/9)
Recommend Approval: Well proportioned extension in keeping with vernacular style on a sizeable plot.
- g)7/2021/5623: Bellman Landing South, Boathouse 1, Storrs, Bowness:** Construction of a new boathouse to replace the boathouse lost by Storm Desmond including replacement jetty and associated site clearance, site works and dredging at 1 Bellmans landing. (3/9)
Recommend Approval: This is a like for like replacement of the previous boathouse and has no impact on the ongoing construction to re-instate boathouses 2 - 4. The scale will be the same and much needed repairs carried out.
- h)7/2021/5624: Meregarh, Old Hall Road, Troutbeck Bridge:** Construction of boathouse and jetty for Meregarh including dredging adjacent area by approx 1m depth. (3/9)
No objections.

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i) **7/2021/5461: Windermere Jetty Museum, Rayrigg Road, Windermere:** To erect flagpole style signposts to indicate the site within the boundary of the property / museum. Total length along roadside - up to 189m linear length at intervals and total length along waterside 104m linear length at intervals. (7/9)

Recommend Refusal: It is impossible for the sub-committee to determine what these installations will look like and how they will impact on the vicinity, as there is insufficient detail in the application.

j) **7/2021/5575 & 5576 (listed building application): Fallbarrow Hall, Rayrigg Road, Bowness:** 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 (7/9)

Recommend Approval: Much needed upgrade and tidying of heating and electrics. Leisure purpose already established.

k) **7/2021/5635: Land at Southwood, Hoo Lane, Windermere:** Construction of 1 no. dwelling within the residential curtilage of an existing property, including the provision of a new driveway, detached garage and associated landscaping works (8/9)

Recommend refusal on grounds of design, which is wholly inappropriate (excessive use of large glass panels) and has no sympathy to surrounding buildings. Encroaches on privacy of neighbours, as the building will over-look properties in the vicinity. The potential tree removal looks to be extreme, with some healthy and well established species proposed for felling, without any real need.

l) **7/2021/5634: Linthwaite House Hotel, Crook Road, Bowness:** Extension to car park (13/9)

No objections

m) **7/2021/5440: The Garden House, Longtail Hill, Bowness:** Proposed extension to garage and bedroom with new dormer window (14/9)

No objections

n) **7/2021/5630: Lindeth Bank, Lindeth Drive, Bowness:** New day room to rear of garage with enclosed porch link to existing house (16/9)

Recommend approval: proportionate addition to the building.

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38.	<p>Tree Applications:</p> <p>T/2021/0119: The Belsfield, Bowness: Fell 1 cypress (T1) . Reduce 1 willow tree by 3m (T2) (25/8) No issues with the willow but would it not be possible for the Cypress to be reduced instead of felled. It is a magnificent tree.</p> <p>T/2021/0122: Biskey Howe, Helm Road, Bowness: Fell Portuguese laurels growing into overhead telephone lines (25/8) Unable to evaluate as no photographs but would prefer reduction of trees rather than felling unless felling is really necessary.</p> <p>T/2021/0130: Rose Garth, Oakland Drive, Windermere: T1 Conifer - reduce to hedge height.. G1 mixed hedge containing Holly, Rhododendron, Portuguese Laurel and conifers to reduce down to the previously maintained height. T3 and T4 2 birch trees to remove. T5 holly to remove 1 limb overhanging the boundary. T6 Sweet chestnut to reduce away from the neighbours. T7 and T8 2 Yew trees to reduce down to the hedge height. T9 Purple leaved plum to crown reduce by 1.5 metres. (2/9) No objections.</p> <p>T/2021/0136: Arosa, Spooner Vale, Windermere: Ash tree to fell with die back in the crown. Located on the north western boundary (9/9) No objections.</p>
39.	<p>Licensing Applications: NONE</p>
40.	<p>Planning Decisions: NOTED</p>
41.	<p>Follow Up List The follow up list was reviewed and updated.</p>
	<p>The meeting was closed at 8.15pm</p>
42.	<p>Date of Next Meeting: Wednesday 29th September at 7pm at Langstone House. Clerk is on leave. Assistant Clerk will support the meeting and take minutes.</p>

Signed as a true and accurate record: