



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 on 25th January 2023 at 7pm

Minute No	
	Participants: Jenny Borer (acting chair), Marina Davis, Adrian Legge, Sandra Lilley. Also Julie Hartley (Town Clerk), Sally Parkyn (clerk designate), Steve Bavin (W&F Councillor), 3 members of the public.
90.	Apologies for Absence Accepted: Cllr Christine Cook (illness)
91.	Minutes: The minutes of the meeting held on 14 th December 2022 were approved for signature.
92.	Declarations of Interest: NONE
93.	Requests for Dispensations: NONE RECEIVED
94.	Public & Town Councillor Input: Rachel Halliday spoke in favour of her application <u>7/2022/5798 Latterheath Cottage</u> and made the following points: The overall aim is to convert a tired, out of date dwelling into a well designed modern family home with level access; the house would replace a poorly insulated dwelling of no architectural merit with one using highly efficient renewables and improved septic system. The landscaping will also increase screening from the road. The chair thanked Rachel for her input. There were no supplementary questions from councillors. Peter Winder spoke in favour of <u>SL32: 7/2022/5144: Appleshwaite Green</u> , for which he is an advisor. He made the following points: The changes that are proposed aim to answer the concerns of locals and town councillors regarding the original application. He set out the following improvements: the car park will be long stay to reduce traffic, there will be a speed reduction to 20mph, traffic calming measures will be introduced with priority for departing vehicles, there will be no left turn from the car park finally, there will be a changed entry point to increase visibility. The chair thanked Peter for his contribution and Cllr Legge asked a number of questions of clarification.



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95.	<p>Planning Applications:</p> <p>a) 7/2022/5752: Rose Garth, Oakland, Windermere: 5m extension to lounge with double pitched roof and full height glazing to North West and South West Elevations. Store below and roof lights to new roof (9/1) <u>No objection.</u> Already approved by LDNP.</p> <p>b) 7/2022/5779: Land off Post Knott, Bowness: 2 new local occupancy dwellings (12/1) <u>Recommend refusal</u> - although the design and density are acceptable, neighbours have raised important issues concerning, parking, access and loss of privacy. These need to be satisfactorily addressed before this application should be considered for approval. Local occupancy needs to be enforced.</p> <p>c) 7/2022/5772: Land at Lickbarrow Rd, Bowness: Addition of raised decking area, amendment to condition 2 (plans) on planning approval ref 7/2021/5869 for 4 bedroom detached dwelling with attached garage (18/1) <u>No objection.</u></p> <p>d) 7/2022/5798: Latterheath Cottage, Longmire Rd, Windermere: Demolition of single storey dwelling and erection of new single and two story dwelling with associated external landscaping works. Creation of new access gate and track off highway (19/1) <u>Recommend refusal</u> on grounds of design. Although the existing building is of minimal architectural relevance and the proposed replacement building is of a similar profile to traditional Lakeland dwellings, the materials in the proposed design are too much of a departure from the vernacular. The elevations have too great an area of timber cladding and the zinc roof is alien and unacceptable. The roof should be of locally quarried slate and the walls should be clad in locally quarried random stone to fit in with local building styles.</p> <p>e) 7/2022/5809: Elford, Langdale Crescent, Windermere: Demolition of the existing terrace; alterations and extension to the existing dwelling including conversion of the garage and undercroft to provide additional accommodation; and the erection of a detached double garage (1/2) <u>No objection.</u></p> <p>f) 7/2022/5810: Rayrigg Motors, Bowness: Amendment to design condition 2 (plans) and condition 6 (drainage) on planning permission 7/2020/5566 for demolition of existing building and erection of convenience store, petrol filling station with canopy, roof mounted solar panels, underground fuel tanks with associated access and car parking (1/2) <u>No objection.</u></p> <p>g) 7/2022/5812: Lakes Architect, 11 Church St, Windermere: Change of use from dwelling/home office space (C3a) to professional services (Ecii) (1/2)</p>
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No objection

h) 7/2023/5001: Denewood, Flat 8, Queens Drive, Windermere: Replacement of 5no. windows. Installation of 2no. roof windows (Retrospective) (1/2)

No objection.

i) 7/2023/5002: Oakhill Veterinary Centre, Lake Road, Windermere: Extension to the existing cabin building to provide additional working space for the veterinary practice. (2/2)

No objection. It is recommended that, if possible, rainwater should be directed into a soakaway, rather than into the existing sewer.

j) 7/2023/5003: 109, Windermere Park: Demolition of existing balcony, erection of replacement balcony (2/2)

No objection.

k) 7/2022/5799: The Laurels, Meadowcroft Lane, Ferry Nab, Bowness: Elevational alterations and erection of outbuilding, garage and kennel (6/2)

Recommend refusal on grounds of design. The zinc roofing to the garden study and the garage is inconsistent and out of character with the slated roof of the main building and wider vernacular.

l) 7/2023/5014 & 5015: The Hydro Hotel, Helm Road, Bowness: Erection of a new electrical substation to replace the existing substation for the recently renovated Ro Hotel and repair and rebuilding of existing retaining wall (8/2)

No objection.

m) 7/2022/5790: Boathouse 35, Windermere Marina Village, Bowness: General refurbishments to 1960's Boathouse. Removal of white PVCu cladding to the front and return to original wood cladding. Add additional larch cladding to the upper portion of the side elevation of number 35. Repositioning of air-conditioning unit to side external elevation above potential flood height along with two Tesla Powerwall batteries. Solar panels to the roof of both boathouses (9/2)

No objection. However, the air-conditioning unit mounted on the end wall should be screened in the same wood-cladding as used to clad the wall.

n) 7/2023/5008: High Fellside House, Kendal Road, Bowness: 4 bedroom detached local need house in the lower garden of High Fellside House (10/2)

Recommend REFUSAL on grounds of layout and density. The site is on a narrow branch off a steep and winding private driveway which provides access to numerous dwellings, both above and below the proposed site. The plans show that the west elevation of the proposed dwelling is to be positioned almost at the edge of a high, near-vertical buttressed masonry



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	<p>embankment. Recent buttressing has twice failed on this challenging site, when newly-built masonry detached and fell onto the driveway adjacent to the property immediately below the site. A three-storey building on this narrow site would occupy a domineering position over the dwelling immediately below the buttressing. However, a smaller, lower dwelling, more relevant to local needs, might be acceptable. In spite of United Utilities recent report, the current provision of drainage and sewerage has proved inadequate, as surface water penetrates the low wall surmounting the buttressing at the western edge of the site, causing visible damage. United Utilities' opinion that sewerage is adequate proved to be incorrect during recent heavy rainfall, when contents of the sewer discharged into the garden of a house below. This is in spite of the fact that an unfinished large dwelling above the proposed plot is not yet occupied. A review and re-design of both sewerage and surface water drainage should be undertaken before a dwelling of any size is considered for this site.</p> <p>o) 7/2023/5021: The Poplars, Lake Road, Windermere: Amendment to condition no 3 (occupancy) on planning permission ref 7/2017/5632 for change of use from C1(hotel/guest house) to C3 (self-catering house) (10/2) <u>No objection.</u></p> <p>p) 7/2023/5020: Brendan Chase, 1-3 College Road, Windermere: Change of use from guest house to two units of self-catering holiday letting accommodation (13/2) <u>No objection.</u></p> <p>q) SL32: 7/2022/5144: Applethwaite Green, Phoenix Way, Windermere: Revisions to the original proposals for which Town Council recommended refusal. 7. <u>Recommend refusal</u> for the reasons stated in the Town Council's response to the initial application. The Council's Planning Sub-Committee considers that the mitigation measures suggested by Nicholson Sloan Consultancy would result in minimal reduction in the dangers and inconvenience to the public. If, however, LDNPA grants permission, then all of Nicholson Sloan Consultancy's recommendations should be adopted. We are, however, doubtful about the recommended reduction from 30 m.p.h. on A591 to 20 m.p.h. on Phoenix Way as this would not achieve any increase in the degree of safety for pedestrians, though a 5 m.p.h. limit would tend to reinforce the requirement for driving at very low speed on Phoenix Way. It was noted that this car park may be better used as a workers or contract car park for permit holders to alleviate on street parking in the community.</p>
96.	<p>Tree Applications:</p> <p>a) T/2022/0208: Broad Street Car Park: TR1 - Maple that has died to fell, TR2 - Prunus with significant basal decay fungus and signs of decline to fell (13/1) No objections.</p> <p>b) T/2022/0210: 20, Quarry Brow, Bowness: Prune 6 yew trees - a 5 year rolling consent (20/1) No objections.</p>



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	<p>c) T/2022/0201: 14, St Mary's Park, Windermere: Cypress tree (T1) - crown lift up to 2m. (1/2) No objections.</p> <p>d) T/2023/0008: Mountain Ash, Spooner Vale, Windermere: T1 Sycamore. Reduce westerly facing lower branches that are overhanging car parking bays to reduce debris falling on vehicles (13/2) No objections.</p>
97.	Licensing Applications: NONE
98.	Follow Up List The Clerk had circulated the list of outstanding enforcement cases from the LDNPA. There are no updates. The Clerk will continue to chase up those that remain on the list.
99.	Planning Decisions: NOTED
100.	Date of Next Meeting: Wednesday 22 nd February 2023 at 7pm, Langstone House.
	The meeting was closed at 8:25pm

Signed as a true and accurate record: