



# 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 26<sup>th</sup> January 2022 at 7pm

Minute No	
	<b>Participants:</b> Cllrs Jenny Borer (Chair), Adrian Legge, Kate Tripp, Cath Musetti & Christine Cook. Also Julie Hartley, Town Clerk and 6 members of the public.
90.	<b>Apologies for Absence Accepted:</b> Cllr Alan Hands
91.	<b>Minutes:</b> The minutes of the meeting held on 15 <sup>th</sup> December 2021 were approved for signature.
92.	<b>Declarations of Interest:</b> NONE
93.	<b>Requests for Dispensations:</b> NONE RECEIVED
94.	<b>Public &amp; Town Councillor Input:</b> <u>Mrs Emma McClean</u> spoke in support of her planning application no 7/2021/6010 and made the following points: The proposal is for a family home by demolishing the current dwelling and building on the site. The original application was withdrawn. Since then, there have been discussions with the LDNPA aimed at addressing the concerns of the planning authority and neighbours. The current dwelling is not fit for modern family living and the new dwelling still addresses that and provides a larger living space. However, significant changes have been made to respond to objections about bulk and massing, which has resulted in changes to the design to reduce the roof height in particular. The problems with access from Kendal Road have been discussed with highways and changes made. Highways no longer have concerns about the safety risks. There is support from the closest neighbours to the property. Finally, the new build proposal incorporates a significant amount of renewable energy and responsible environmental stewardship ideas. The sub-committee are asked to support this application.  <u>Mr Peter Winter</u> addressed the sub-committee on the following applications: 7/2021/6010 Wendover: The existing dwelling, which will be replaced under this proposal, has no architectural merit and the proposed replacement better reflects the design and scale of the two adjacent dwellings, both of which have received Town Council support. It also comes with a significant landscaping scheme and enhanced environmental technology. The original withdrawn scheme, for which Town Council had no objections, increased the ridge height by 2.6m. The revised scheme significantly reduces that increase to 1.4m. There will be little

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impact on the street, as it is barely visible from Windy Hall Road. Houses to the east are several metres higher than Wendover, its replacement will not cause any adverse impacts, such as overlooking or over-shadowing. Highways support the new access arrangements onto Kendal Road and have no safety concerns. The sub-committee was asked to support this application.

7/2021/6030: Old Court House:

Mr Winter asked the sub-committee to support this positive proposal to provide more scope for local housing needs.

7/2021/6054: Units 1&2 Longlands:

Mr Winter represented the Pattinson family who occupy an adjacent dwelling. There are many local representations and objections and the sub-committee were asked to take these into account, as well as the comments made on the licensing application previously discussed at the sub-committee. Currently, the area is a mix of residential and commercial buildings and the proposal in this application for offices is acceptable within that context. However, the proposal for a restaurant working late into the evening will have a significant effect on the peaceful neighbourhood and a negative effect on the living conditions of those resident. This will include noise, potential anti-social behaviour and traffic movement. The sub-committee were asked to recommend refusal of this application.

Mrs Pam Angus spoke against the planning application no 7/2021/6010 Wendover, making the following points:

She represented 16 neighbours in the vicinity of Wendover, many of whom could not attend and she was therefore speaking on behalf of a large number of local people.

Mrs Angus highlighted that the changes in this second application have not gone far enough to meet local concerns and the result is still an unacceptable compromise.

She asked the sub-committee to recommend refusal on the grounds of the overbearing nature of the new building and the over-development of the plot. The scale and nature of the plans are out of character with the local area and Mrs Angus went on to quote relevant extracts from the LDNPA Local Plan.

Local residents still have significant concerns about highways safety and, in that context, the proposals do not comply with the LDNPA Local Plan.

There is a cumulative impact, as currently ridge heights are stepped in profile with the topography of land. The proposal for Wendover removes this and results in an overbearing

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mass. There is no justification to increase the overall height of the building. It is already at the top of the hill and in a dominating position.

The reduction in natural outdoors space will reduce wildlife habitat in the neighbourhood. The need for a further building on the plot - the annex is difficult to understand and it will result in over-development of the full plot. Add to this the proposals for numerous parking spaces and there is very little left in the way of green or natural space on the plot.

The sub-committee were asked to recommend refusal.

Mr Robert McClean spoke in favour of the planning application no 7/2021/6010 Wendover, as the chief applicant, making the following points:

The site is large and in a good position, with a lot of potential. Midways, the property next door, have developed very large homes on their site so there is precedent. It is accepted that the site is difficult and it has been tricky to reach a design that makes the most of the plot and provides sustainable, energy efficient accommodation for future generations. There will be open space on site as there are young children in the family. The applicants are sympathetic to the local area and used a local architect to ensure that local vernacular is addressed and the proposal includes wide use of local materials. The two concerns of the planning officer to the first application- bulk and mass and highways safety, have been addressed in this application and the support of the sub-committee would be welcome.

Questions from councillors covered the following topics. All questions were on 7/2021/6010 Wendover:

- Ridge height confirmation.
- Extent of open space and garden as there were concerns about this.
- Access for traffic. Parking positioning.
- Design elements.
- Tree felling and re-planting.
- Occupancy. Annex.

The Chair thanked all the members of the public who had spoken and confirmed that the applications that had been discussed would be brought forward so that they did not need to remain for the entire meeting.

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95.	<p><b>Planning Applications:</b> The following recommendations were agreed:</p> <p><b>a)7/2021/5990: Sheffield House, 16, Main Road, Windermere:</b> External alterations - removal of skylight, removal of stairs, new stairs for fire escape, new doors and new balcony (6/1) <u>No objections.</u></p> <p><b>b)7/2021/6006: Ferney Cross, Kendal Road, Bowness:</b> Repairs and damp-proofing to basement. Resubmission of 7/2021/5536 (7/1) <u>Recommend approval</u> as a necessary improvement.</p> <p><b>c)7/2021/6010: Wendover, Windy Hall Road, Bowness:</b> Replacement of substandard dwellinghouse, the development of annexe with double garage and ancillary accommodation, new vehicular access to A5074 and associated works (resubmission following withdrawal application 7/2021/5560) (11/1) No objections was proposed by Cllr Adrian Legge and seconded by Cllr Christine Cook. Cllr Kate Tripp abstained. Cllr Cath Mussetti recommended refusal on grounds of size, massing and impact on the local street-scene. The Chair's vote for <u>no objections</u> meant that this was carried.</p> <p><b>d)7/2021/6019: Lake View Boathouse, Storrs Park, Bowness:</b> Amendment to design, condition 2 (plans) on planning permission 7/2021/5285 for a detached boat store (12/1) <u>Recommend Refusal</u> on grounds of layout and density. The site has a boathouse at the lake edge and the applicant already has planning permission to add a boat storage building close to the A592. The proposed extended roof to the latter would be an unacceptable addition to the density of buildings at this lakeside site. The sub-committee was concerned about the massing, loss of view and loss of green space.</p> <p><b>e)7/2021/6017: Barclays Bank PLC, 3, Crescent Road, Windermere:</b> Removal of the existing fascia signage, projecting Barclay's signage and stonework to be made good on completion. Existing ATM to be removed, new stone to infill area to match existing on completion (12/1) <u>No objections</u></p> <p><b>f)7/2021/6030: The Old Court House, Lake Road, Windermere:</b> Change of use of Guest House to 3 dwellings (2 for Local occupancy, 1 unfettered) (18/1) <u>Recommend Approval</u> as a useful addition to the local housing stock.</p>
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- g)7/2021/5920: Boathouse at Storrs Park, Bowness:** Alterations and extension to residential boathouse (19/1)  
Recommend refusal on grounds of design. The accommodation is the dominant factor here rather than an ancillary element to boathouse use. This appears to be more of a residential development than anything to do with boathouses and the dominant feature from the Lake would be the upper-level dayrooms rather than the boathouses.
- h)7/2021/6035: Lonsdale House, Lake Road, Windermere:** Change of use of guest house (C1) to hybrid guest house (C1)/dwelling (C3) (19/1)  
No objections.
- i)7/2021/6041: The Flying Pig, Rayrigg Road, Bowness:** Two canopies to East elevation (20/1)  
No objections.
- j)7/2021/6039: Bowfell Close, Middle Entrance Drive, Bowness:** Detached garage. (20/1)  
No objections.
- k)7/2021/6038: Boathouse site adjoining Woodlands Boathouse, Storrs Park, Bowness:** Revised scheme for the erection of boathouses and associated works (20/1)  
Recommend Refusal on grounds of design. Accommodation/dayroom is the dominant factor rather than an ancillary element to boathouse use. Not in keeping with traditional boathouse design. Loss of trees, green space and wildlife habitat.
- l)7/2021/6008: Woodside, Thickholme, Troutbeck:** Air source heat pump (1/2)  
Recommend approval on grounds of acceptable property improvement.
- m)7/2021/6054: Units 1 & 2 Longlands Road, Bowness:** Change of use to company headquarters, production kitchen and training academy, with ancillary restaurant (2/2)  
Recommend refusal: Although the site is suitable as office accommodation, a change of use to food preparation kitchen and restaurant would be inappropriate in a principally residential area. Cooking odours, light pollution and customer movements throughout the currently quiet evenings would present an unacceptable nuisance to residents. Furthermore, delivery vehicles and customer car movements could be expected throughout the evenings adding to the disruption. The site offers no parking space for delivery vehicles nor customers. Access to the south is not an option as it is very narrow and passes through private land.

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- n)7/2022/5006: **The Ark, Old Hall Road, Troutbeck Bridge: Replacement of jetties associated with boathouse on a like for like basis (7/2)**  
Recommend Approval. This is an understandable improvement and is a like for like replacement with the same footprint.
- o)7/2021/6056: **Windermere Jetty Museum: 4 no fixed poles and banners at the entrance, and 2 no within the boundary as visitor wayfinding, 3 no banners fitted to existing CCTV poles in the coach park area, 3 no flags to be erected on the waterfront (7/2)**  
No objections.
- p)7/2022 5002: **Hérons Croft, Storrs Park, Bowness: Construction of boathouse with first floor dayroom, jetty, wet dock and associated site works (8/2)**  
No objection to the principle of building a boathouse on this infill plot. However, recommend refusal on the grounds of design & layout - the sloping south elevation is alien to the local boathouse vernacular and layout.
- q)7/2022/5007: **Hérons Croft, Storrs Park, Bowness: New sunroom. (14/2)**  
Recommend refusal on grounds of layout, appearance and, in particular, cumulative impact, in that this development would, in effect, be three stories, where all neighbouring properties are two storey. The application is for a second "sunroom" which would include identical facilities to those provided in the approved application for Heron Croft boathouse, but on a slightly larger scale.
- r)7/2022/5013: **Crag View, Middle Entrance Drive, Bowness: Erection of one local needs dwelling (9/2)**  
No objections in principle. As this is an outline planning application, there is insufficient information on which WBTC could make a specific recommendation. It appears that the site outlined in red provides sufficient space for a local-occupancy dwelling, which must carry a permanent occupancy condition requiring it to be used as a sole or principal residence, occupied continuously for periods of at least six months each year. We understand that the question of covenants (raised in a letter of objection) is outside the jurisdiction of the planning authority.
- s)7/2022/5005: **37, Main Road, Windermere: Relocation of existing air conditioning units. (10/2)**  
Recommend approval on the grounds that this is an upgrade. But the sub-committee would like to see a condition that requires the aircon units to be painted the same colour as the masonry to which they are attached to reduce visual impact.

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	<p><b>t)7/2022/5015: Bowfell, Middle Entrance Drive, Bowness:</b> Erection of one local needs dwelling (14/2) <u>No objections in principle.</u> As this is an outline planning application, there is insufficient information on which WBTC could make a specific recommendation. It appears that the site outlined in red provides sufficient space for a local-occupancy dwelling, which must carry a permanent occupancy condition requiring it to be used as a sole or principal residence, occupied continuously for periods of at least six months each year. We understand that the question of covenants (raised in a letter of objection) is outside the jurisdiction of the planning authority.</p> <p><b>u)7/2022/5010: Hawthorn Cottage, Queens Drive, Windermere:</b> Covered Raised Terrace with stepped access to garden (14/2) <u>Recommend refusal</u> on the grounds of loss of privacy and un-neighbourliness.</p> <p><b>v)7/2022/5018: Rosemount, Lake Road, Windermere:</b> Change of use from guest house to holiday let (14/2) <u>No objections.</u></p>
96.	<p><b>Tree Applications:</b></p> <p><b>a)T/2021/0206: 25, Beechwood Close, Bowness:</b> T1* - Alder - Removal recommended , too close to the house. (Blown over in storm Arwen.) T2 - Alder, Dead - Removal recommended. T3* - Sycamore - Removal recommended, Damage/Rot/Signs of decay. (Blown over in storm Arwen.) T4 - Horse Chestnut - Removal recommended, Honey Fungus present. T5 - Sycamore - Removal recommended, too close to the house. T6 - Alder - Removal recommended, due to its lean and heavy canopy. (6/1) <u>No objections.</u></p> <p><b>b)T/2021/0211: 12, Belle Isle View, Bowness:</b> Sorbus (T1) - crown reduction of the sides of the tree of 1.25m and reduction in height by 2.5m. Conifer (T2) - fell and remove unauthorised planting of inappropriate species for the area given the shallow root nature and proximity to properties and public footpath (20/1) <u>No objections.</u></p> <p><b>c)T/2021/0212: 50 Main Road, Windermere:</b> Cypress (T1)- Fell as it is casting shade on property and neighbouring properties (1/2) <u>No objections.</u></p> <p><b>d)T/2022/0005: 23, St Mary's Park, Windermere:</b> T1 - Birch - fell - very close proximity to the house causing excessive shading and potential damage to the house. Replant with Birch in similar location (9/2) <u>No objections.</u></p> <p><b>e)T/2022/009: Langstrath, Middle Entrance Drive, Bowness:</b> Fell T 1 in group 3 - Larch in Hedgerow . T2 in group 3 - Beech tree to reduce branches by approx 1-2m (15/2)</p>

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	<p>No objections.</p> <p>f)T/2022/0006: Merethwaite, Old Hall Road, Troutbeck Bridge: Fell 1 oak tree (T2) (15/2) TPO is in place and expert advice should have been provided therefore we have no option but to <u>recommend refusal</u>.</p>
97.	<b>Licensing Applications: NONE RECEIVED</b>
98.	<b>Planning Decisions: NOTED</b>
99.	<p><b>Follow Up List</b></p> <p>The follow up list was reviewed, updated and added to where necessary.</p> <p>It was agreed to take the following actions:</p> <ul style="list-style-type: none"><li>• Follow up the Limethwaite Road shed enforcement with the LDNPA. Add the following to the list:</li><li>• Potential breach of conditions at Shireburn, which there is strong evidence to suggest is not permanently occupied and is not a principal residence. Clerk to report to LDNPA.</li></ul>
	<b>The meeting was closed at 9pm</b>
100.	<b>Date of Next Meeting: Wednesday 23<sup>rd</sup> February 2022, Langstone House.</b>

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