



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 26th October 2022 at 7pm

Minute No	
	Participants: Cllrs Christine Cook (Chair), Jenny Borer, Adrian Legge and Marina Davis. Also W&F Cllr Steve Bavin and Russell Adams (architects).
55.	Apologies for Absence Accepted: Cllr Cath Musetti (holiday) and Julie Hartley (sickness).
56.	Minutes: The minutes of the meeting held on 28 th September 2022 were approved for signature.
57.	Declarations of Interest: NONE
58.	Requests for Dispensations: NONE RECEIVED
59.	Public & Town Councillor Input: Mr Russell Adams addressed the meeting as the agent for the developers of Bowfell Close (7/2022/5603 & 6). He answered any questions of detail from the sub-committee.
60.	Planning Applications: a)7/2022/5603 & 5606: Bowfell Close, Middle Entrance Drive, Bowness: The erection of a single local occupancy dwelling with associated infrastructure and ancillary facilities in Outline with access defined (25/10) <u>No objection in principle</u> , although WBTC wished to be consulted on the design and placement prior o the commencement of construction. b)7/2022/5607: Overthere, Branfell Road, Bowness: Proposed canopy roof with solar PV array (26/10) <u>No objection.</u> c)7/2022/5620: Glenville House, 44 Lake Road, Bowness: Small alterations to the back of the property (1/11) <u>No objection.</u> A well-planned extension in keeping with the existing property. d)7/2022/5622: St Andrews Lodge, Spooner Vale, Windermere: Proposed extension forming garage at ground level and first floor study, conversion of existing garage to kitchen / dining room, utility and shower room. Together with alterations including removal of chimney stack, installation of steel flue for wood burning stove and Air Source Heat Pump (2/11) <u>No objection.</u> A well-designed extension which will complement the existing structure.

Signed as a true and accurate record:



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	<p>e)7/2022/5616: 18, Brackenfield, Bowness: Single storey ground floor extension (3/11) <u>No objection in principle</u>, though, in view of the inadequate drawings submitted, WBTC finds difficulty in making a recommendation and must rely on the opinion of the LDNPA planners. There are discrepancies in the description of the proposed roofing material, which must be the same as that fitted on the main roof.</p> <p>f) 7/2022/5625: Langdale View Guesthouse, 114 Craig Walk, Bowness: Change of use from guesthouse to self-catering accommodation (3/11) <u>No objection.</u></p> <p>g)7/2022/5636: Woodside, Smithy Lane, Bowness: Alterations and extension to existing garage to provide additional rooms for the house (9/11) <u>No objection.</u></p> <p>h)7/2022/5643: Windermere Health Centre, Goodly Dale: Replacement of timber cladding with concrete render to exterior of existing outrigger to health centre, Installation of flights of steps and access ramps to two fire escapes, installation of six air source heat pumps within timber palisade enclosure (9/11) <u>No objection.</u> Revised design is a visual and practical improvement.</p> <p>i)7/2022/5644: Unit 4, Royal Square, Bowness: 2 x Box facia, 2 x Vinyl, 5 x Frosting (11/11) <u>No objection.</u> The revised design is a significant improvement on the earlier inappropriate proposal.</p> <p>j)7/2022/5651: Royal Thorn, Victoria Road, Windermere: Extensions & alterations comprising of: Second floor gable extension & dormer window, first floor balcony extension, cladding of conservatory roof and installation of solar panels (16/11) <u>No objection.</u> A well-designed improvement.</p>
61.	<p>Tree Applications:</p> <p>a) T/2022/0153: 3, Fairhaven, Windermere: Removal of 1 cedar tree. Reduce 1 eucalyptus by 2m. Trim yew hedge down by 60cm. Reduce 1 Norway spruce by 1m in height (24/10) <u>No objections.</u></p> <p>b) T/2022/0152: Nab Wood, Ferry Nab, Windermere: Fell 5 cypress (1, 2, 5, 6 & 7), 1 leylandii (3), 1 sycamore (8). Crown reduce by 2-3m 1 yew (4) (24/10) LDNPA Tree Officer to decide.</p>

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	<p>c) T/2022/0151: 10 & 15 Rayrigg Gardens, Windermere: 1 oak (T4) - raise crown to 4m and prune away from No. 15 by 3m. 1 willow (T8) remove 1 limb (20/10) <u>No objection.</u></p> <p>d) T/2022/0156: Oak House, Langdale Crescent, Windermere: Remove the lowest branch of T1; prune the branches of both trees to reduce the crown spread by around 2m. In addition, remove or make safe defective branches; prune the epicormic shoots growing towards the drive below 6m; cut the ivy at the base of the trees (26/10) <u>No objection.</u></p> <p>e) T/2022/0157: 1, Hilltop, Old Hall Rd, Troutbeck Bridge: Oak tree (T1 in notification) - Reduce lateral branches as marked in the photographs within the notification (27/10) <u>No objection.</u></p> <p>f) T/2022/0162: Land near Lime Grove, Kendal Road, Bowness: Fell one tree (3/11) <u>Recommend Refusal:</u> It seems unreasonable to fell a tree which has a TPO to make way for bin storage.</p> <p>g) T/2022/0161: Springwood, Meadowcroft Lane, Storrs: T1 Beech - fell and replant. T2 Sycamore - fell and replant. T3 Lime - 2.5m crown reduction and clean. (14/11) <u>No objections in principle,</u> but these trees have TPOs, so we recommend they are reviewed by the LDNPA's tree officer.</p> <p>h) T/2022/0175: Lindeth Howe Hotel, Lindeth Drive, Bowness: Fell 1 ash tree (T1) and 1 lime tree (T4). Reduction of weight of tree overhanging Meadowcroft Lane and cut ivy at base of tree - 30% reduction 1 oak tree (T2). Reduce main two limbs overhanging the road side to prevent failure of limbs by 30% 1 beech tree (T3) (15/11) <u>No objections in principle,</u> but these trees have TPOs, so we recommend they are reviewed by the LDNPA's tree officer.</p>
62.	<p>Licensing Applications: The sub-committee discussed in brief a pre-consultation letter that had been received for an upgrade of the mobile phone mast at Ro Hotel and had no objections. They also discussed the premises license application for the Rookery and have no objections.</p>
63.	<p>Follow Up List This was reviewed and updated as follows: Remove Shireburn and 10 Windermere Park. It was agreed that the Clerk should write to the LDNPA, expressing our surprise and extreme disappointment at the planning decision on 10 Windermere Park. We believe that</p>

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	<p>the proposal sets a most unfortunate precedent and, if it is considered to be in accordance with current policy, then the policy should be reviewed.</p> <p>The following issue should be added to the Follow Up list: Cllr Legge has reported non-compliance on the Main Road side of Brown Sugar. The ugly air-conditioning units are required to be contained within a wall-mounted box of very specific design. There is now no covering. LDNPA has confirmed that they will look at it.</p> <p>The Clerk was also asked to follow up the following 2 issues with the LDNPA:</p> <ul style="list-style-type: none">a) Size restrictions for banner advertising and what permissions are required (Lake View Garden Bar, Bowness);b) Any restrictions on permitted recorded music (zone and timings) for Lake View Garden Bar, as the music can be heard some distance away.
64.	Planning Decisions: NOTED
65.	Date of Next Meeting: Wednesday 30 th November 2022 at 7pm, Langstone House.
	The meeting was closed at 8.15pm

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