



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 27th April 2022 at 7pm

Minute No	
	Participants: Cllrs Jenny Borer (Chair), Kate Tripp, Cath Musetti & Christine Cook. Also Julie Hartley, Town Clerk. No public attendance.
123.	Apologies for Absence Accepted: Cllr Adrian Legge, on other Mayoral duties.
124.	Minutes: The minutes of the meeting held on 23 rd March 2022 were approved for signature.
125.	Declarations of Interest: NONE
126.	Requests for Dispensations: NONE RECEIVED
127.	Public & Town Councillor Input: NONE

128.	Planning Applications: a)7/2022/5183: Beech Manor, Storrs Park, Bowness: Amendment to condition 2 (Plans) on planning permission ref 7/2021/5457 for extension of boathouse to provide day room and winter boat store (15/4) <u>No objections</u> b)7/2022/5189: Bertrum Chambers, Ellerthwaite Square, Windermere: Change of use of first floor to a dental surgery (19/4) <u>No objections</u> c)7/2022/5136: Langbank Cottage, Kendal Road, Bowness: Construction of a new double storey extension to the front elevation (20/4) <u>Recommend Approval:</u> A useful addition of modern design, using local materials to remain in keeping with vernacular style. d)7/2022/5196: Willows, Storrs Park, Bowness: Replacement dwelling with annex (28/4) <u>No objections</u> e)7/2022/5193: Barbary Hill, Spooner Vale, Windermere: Proposed single storey front porch and rear extension, garden room and replacement windows and doors (28/4) <u>No objections</u> to the main house alterations, but there is insufficient information to determine whether the garden room will be un-neighbourly, situated so close to the property boundary with Moss Cottage.
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- f)7/2022/5213: 21, Broad Street, Windermere:** Conversion of a redundant warehouse into a 1 bedroom annexe (29/4)
No objections
- g)7/2022/5212: The Old England Hotel, Church St, Bowness:** Replacement windows to the hotel. 53. to the Main Building to uPVC. Replacement doors to the hotel. 3no. to uPVC (3/5)
The historic core of this hotel is a building of special character within the conservation area, but the building is also comprised of extensions and additions that have no architectural interest. There have been several previous planning approvals to allow UPVC or Aluminium frames for the modern additions. This application is to replace existing windows and sills to the main hotel building. We are of the opinion that any windows and/or doors that are in public view and contribute to the historic core of the building should be of white timber frames and any part of the application which seeks to replace these with UPVC should be refused.
- h)7/2022/5229: Braithwaite Fold Caravan Park, Glebe Rd, Bowness:** Extension of existing opening period to enable year round opening of the site. (3/5)
No objections.
- i)7/2022/5237: Oncore House, Longlands Road, Bowness:** Amendment to design for the extension, condition 2 on planning permission 7/2018/5539 for change of use from B1A office & B8 storage to A1 shops, B1A office & B8 storage. Proposed extension (5/5)
No objections.
- j)7/2022/5236: High Borrans Outdoor Education Centre, Windermere:** Proposal to replace existing timber windows with UPVC timber look flush casement (5/5)
No objections (this is a large country house that is not in a conservation area)
- k)7/2022/5240: Fell View, Lickbarrow Close, Bowness:** Demolition of carport, rebuilding as garage on the same footprint (9/5)
No objections
- l)7/2022/5234: Stags Head Hotel, Church Street, Bowness:** Proposed use of pavement outside Stags Head Hotel to place tables and chairs for use in association with adjoining Public House (9/5)
No objections only as long as the statutory 1.75m access width is properly maintained at all times, to allow pedestrians to pass safely.
- m)7/2022/5249: Burrow Beck, Lickbarrow Road, Bowness:** Demolition of existing storeroom and porch and erection of new porch, utility room and cloakroom (11/5)
No objections.

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	<p>n)7/2022/5230: Meadfoot, New Road, Windermere: Change of use of guest house to self-catering holiday letting accommodation (11/5) <u>No objections.</u></p> <p>o)7/2022/5259: 7 Langrigge Park, Bowness: Minor alterations to dwelling, including extending canopy to north gable, new openings, increased height of boundary wall to north side of plot, increased parking capacity and small extension to rear (18/5) <u>No objections.</u></p>
129.	<p>Tree Applications:</p> <p>a)T/2022/0055: The Wheelhouse Centre, Glebe Road, Bowness: Fell 1 x Sorbus (T1), 1 x multi-stem birch (T2) (27/4) <u>Recommend refusal:</u> Both trees have TPO status and there is no indication of disease or damage to property. Insufficient reasons given to support this application.</p> <p>b)T/2022/0057: The Larches, Holly Rd, Windermere: T1, T2, T3, T4, T5, T6 - 6 sycamore to fell along the boundary with the driveway. T7 1 elm to fell in the line of trees along the boundary with the driveway at The Larches (29/4) <u>Recommend refusal:</u> Insufficient information to support the felling of 7 trees in a conservation area.</p> <p>c)T/2022/0064: Applethwaite Green EPH, Phoenix Way, Windermere: Remove trunk growth from oak. (19/5) <u>No objections.</u></p> <p>d)T/2022/0067: Windermere Fire Station, Ellerthwaite Rd, Windermere: Remove and treat stumps - ash coppices (1), ash & willow (2), area (3), ash & elder (4) (19/5) Not enough information on this application to make a recommendation. Not clear if the proposal is to remove trees or stumps.</p>
130.	<p>Licensing Applications:</p> <p>Hole in the Wall, Lowside, Robinson Place, Bowness: Full Variation to premises license (18th April deadline - pre-circulated). <u>No objections</u> - no changes to activities or timings only to the licensed area.</p> <p>The Rockerfeller, Exchange House, Lake Road, Windermere: Grant of a premises license (27th April deadline - pre-circulated). No reason to object but sub-committee has concerns about public safety if off premises alcohol sales are allowed. Have submitted a representation to SLDC to ensure this is not the case.</p>
131.	<p>Survey from LDNPA on 2nd Homes:</p> <p>Town Council had delegated a response to the sub-committee and asked any councillors with views to submit them to the meeting. One email had been received from Cllr John Saunders and these comments were taken into account in the discussion. It was agreed to respond to the LDNPA consultation as follows:</p>

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	<p>Support for the proposal to require holiday lets to have change of use planning permissions and to be charged business rates as with any other business.</p> <p>However, the issues that affect 2nd and holiday homes for personal use are different and should not be subject to the same rules. They should not be defined as businesses. The approach to this category of properties needs to be more thought through and there needs to be meaningful involvement of the taxation authority - the new Unitary Council.</p> <p>The Clerk agreed to respond via email rather than complete the very simplified consultation questions.</p>
132.	Planning Decisions: NOTED
133.	Follow Up List <p>The follow up list was reviewed.</p> <p>It was agreed that there may be reason to report to the LDNPA a new mural that is now in place on the Garden Bar in Bowness, and may not have planning permission, pending photographs.</p>
	The meeting was closed at 8.50pm
134.	Date of Next Meeting: Wednesday 18th May 2022 at 7pm, Langstone House.

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