



# 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 27<sup>th</sup> July 2022 at 7pm

Minute No	
	<b>Participants:</b> Cllrs Christine Cook (Chair), Jenny Borer, Adrian Legge and Marina Davis. Also Julie Hartley, Town Clerk, W&F Cllr Steve Bavin and 2 members of the public.
21.	<b>Apologies for Absence Accepted:</b> Cllr Cath Musetti (holiday)
22.	<b>Minutes:</b> The minutes of the meeting held on 22 <sup>nd</sup> June 2022 were approved for signature.
23.	<b>Declarations of Interest:</b> NONE
24.	<b>Requests for Dispensations:</b> NONE RECEIVED
25.	<b>Public &amp; Town Councillor Input:</b> <u>Sarah Lowe</u> : addressed the sub-committee with regard to her application no 7/2022/5214, 2, Storrs Cottages. She wished to clarify some detail that she felt may have been misleading in some of the objections from neighbours published on the LDNPA planning portal. She made the following key points: <ul style="list-style-type: none"><li>• The application is solely for an extension to a stone outbuilding, which will remain separate to the house. A clearer diagram that showed this was circulated;</li><li>• The extension will be in keeping with the rest of the building, in stone and slate;</li><li>• The reasons for applying for the extension are to provide a replica of the extended outbuilding at no 1 (already approved) which will make the two extensions harmonious;</li><li>• The building will not infringe on any access;</li><li>• It will be for domestic use only (storage). It will not form a commercial kennels, as has been suggested.</li><li>• The house and building are fuelled traditionally and LPG gas is used only for the cooking hob. This is a common occurrence and will not form any safety threat to surrounding properties.</li></ul> <p>Councillors asked a series of questions, seeking to further clarify some of the details. The Chair thanked Sarah for her contribution and moved on to the main agenda.</p>

Signed as a true and accurate record:



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26.	<p><b>Planning Applications:</b></p> <p>a)7/2022/5378: <b>Birthwaite Cottage, Birthwaite Road, Windermere:</b> Amendment to condition no 2 (plans) on approval ref 7/2021/5414 for removal of existing conservatory, construction of single storey extension, first floor extension, new landscaping and all associated renovation works (15/7) <u>No objection</u> to the amendment.</p> <p>b)7/2022/5401: <b>Applethwaite Hill, Ambleside Rd, Windermere:</b> Re-routing driveway (27/7). <u>No objections</u></p> <p>c)7/2022/5392: <b>Briardene Guest House, 4. Ellerthwaite Road, Windermere:</b> Replacement of existing conservatory with a garden room (27/7). <u>Recommend Approval</u> as a well-designed improvement.</p> <p>d)7/2022/5403: <b>Aynsome, South Crescent, Windermere:</b> Extension to dwellinghouse and erection of detached carport - amendment to design of planning permission 7/2020/5359 (27/7) <u>No objections.</u></p> <p>e)7/2022/5350: <b>18, Ash Street, Bowness:</b> Retractable fabric canopy over external seating area together with installation of vertical perimeter panels (28/7) <u>Recommend Refusal:</u> The scale and design are not consistent with the character of the surrounding buildings, in the heart of the Bowness conservation area. The proposed vertical screens are a particular concern, as they would introduce an unattractive and undesirable impression of permanency in what is and should remain, an open space.</p> <p>f)7/2022/5214: <b>2, Storrs Cottages, Storrs Park, Bowness:</b> Alterations to outbuilding (29/7) <u>No objections</u></p> <p>g)7/2022/5421: <b>Laurel Cottage, 8 Park Road, Windermere:</b> Change of use from B&amp;B to dwelling or self-catering holiday let. (2/8) <u>No objections</u></p> <p>h)7/2022/5245: <b>6B, Windward Way, The Marina, Bowness:</b> Conversion of existing attic void to provide habitable space, installation of second-floor front facing window, rear facing juliet balcony and side facing rooflights. Alterations to existing rear facing balcony (3/8) <u>No objections.</u></p>
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- i) **7/2022/5334: Old Moss, Kendal Road, Bowness: Garage conversion (4/8)**  
No objections as long as the external walls are built of random stone rather than cut stone to complement with local vernacular).
- j) **7/2022/5453: Ghyll Brae, Newby Bridge Road, Bowness: Like for like replacement jetty associated with the existing boathouse at Ghyll Brae (10/8)**  
No objections.
- k) **7/2022/5457: Unit 4, Royal Square, Bowness: Replace existing signs with 2x box fascia signs, 2x vinyl signs and 5x frosting signs (10/8)**  
Recommend Refusal: On grounds of design and appearance, which is grossly out of keeping in a conservation area. The frosting and replacement of blue/black, with blue/white is acceptable, but the design needs to be completely overhauled and regard given to the local vernacular.
- l) **7/2022/5461: Applegarth Mews, College Road, Windermere: Conversion and alterations of existing staff accommodation into 2no Guest Suites (Serviced Accommodation) for Applegarth Villa (16/8)**  
No objections.
- m) **7/2021/5761: St Andrews Garden Bar, Bowness: Amendments to the application to provide a 2-storey staff accommodation building. (16/8)**  
Recommend Refusal: The Town Council recommended refusal of the original application (7/2021/5761) and this additional information does not address the material considerations that were raised then. These were that the proposed building is overly dense and has a detrimental cumulative impact in a relatively small plot. Town Council drew attention to the Sandford principle, highlighting that, in this case, commercial interests may be being prioritised over harmony of the built environment There were concerns that specific heritage features of the building (for example the Tower) were not being protected. There is no further information in this document to provide assurance on any of these points.
- n) **7/2022/5435: Parkside, College Road, Windermere: Timber framed garden office (17/8)**  
No objections
- o) **7/2022/5464: Herons Croft, Storrs Park, Bowness: Amendment to condition 2 (plans) on planning approval ref 7/2008/5336 for a proposed boathouse (18/8)**  
No objections

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27.	<p><b>Tree Applications:</b></p> <p>a) <b>T/2022/0091: Mickledore, Phoenix Way, Windermere:</b> Fell 1 dwarf conifer (18/7) <u>No objections</u></p> <p>b) <b>T/2022/0097: Elleray Bank, Carriage Drive, Windermere:</b> See tree survey for the works needed. The Japanese Cedar is to be reduced by 3m instead of being removed. (25/7) <u>No objections</u></p> <p>c) <b>T/2022/0099: Public Conveniences, Bowness Bay:</b> Group of 7 Lime trees - Crown lift to 4 metres above ground level by removing epicormic growth. 3 Conifers - storm damaged and in decline - Fell. 1 Holly - in decline - Fell (28/7) <u>No objections</u></p> <p>d) <b>T/2022/0104: Lake View Garden Bar, Bowness:</b> Maple - Crown lift to create a 3.5-metre clearance over the surrounding ground level and 5 metres over the carriageway. Crown thin by 20% and reduce crown as shown in images 1 &amp; 2 attached to the application (17/8) <u>No objections</u></p>
28.	<p><b>Licensing Applications:</b> NONE RECEIVED</p>
29.	<p><b>Planning Decisions:</b> NOTED</p>
30.	<p><b>Follow Up List</b> This was reviewed and updated.</p>
31.	<p><b>Date of Next Meeting:</b> Wednesday 24<sup>th</sup> August 2022 at 7pm, Langstone House.</p>
	<p><b>The meeting was closed at 8pm</b></p>

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