



# 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 27<sup>th</sup> October 2021 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 8 members of the public.
56.	<b>Apologies for Absence Accepted:</b> Cllr Alan Hands
57.	<b>Minutes:</b> The minutes of the meeting held on 29 <sup>th</sup> September 2021 were approved for signature.
58.	<b>Declarations of Interest:</b> The planning sub-committee members wish to declare a joint non-pecuniary interest in the application 7/2021/5806 (Ellerthwaite Depot). The development is proposed to be used for Town Council offices and meeting room, with the intention that Town Council will also be granted freehold interest in the property as a corporate body, with no benefit to any individual town councillor.
59.	<b>Requests for Dispensations:</b> The planning sub-committee were granted a general dispensation to speak regarding this application on the basis that it would otherwise be impossible to respond to the consultation.
60.	<b>Public &amp; Town Councillor Input:</b> a) <u>David Greaves</u> spoke in support of the application 7/2021/5767 (4 Wynlass Park). He is the applicant and he and his family intend to live in the property as their primary residence. This application replaces a previous one, which attracted local objections. This application has taken on board issues raised, with the roof being reduced by 27%, the overall build footprint by 21%, all roof elevations facing the neighbouring properties (2&6) are hipped with no gable walls. The small balcony has been relocated and no longer faces the neighbouring property to the west and the proposed basement has been completely removed. All upper floor windows to the west have been removed. He also underlined the improvement to the property that this application presents, that the plot is substantial and that many of the properties on Wynlass Park have had material changes over the years, with many increasing the footprint of the property substantially. Every effort has been made to ensure the property renovations are as neighbourly as possible, with the proposed building set back from the established building line of nos 2 and 6. b) <u>Mr Hoyle</u> wished to voice concerns about the above application (7/2021/5767). He is a neighbour. His key concern is the physical size and appearance of the revised scheme, which continues to be over-bearing in a narrow cul-de-sac. It has a very significant visual

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	<p>impact, given its position on the cul-de-sac and the height is a real problem. The new first floor dwarfs over no 2 and presents problems to their privacy and amenity. Also bringing the property forward in the plot leads to a dwarfing of nos 3 &amp; 6. In conclusion, he asked that the sub-committee oppose the application.</p> <p>c) <u>Mrs Sidney</u> raised objections to the application 7/2021/5767. Although the re-submitted plans are a significant improvement on the original ones, there are still significant problems with over-looking, particularly into no 2. The proposed snug will look directly into no 2's home and garden. Due to the size of the proposed development, it will be impossible to provide privacy screening, due to the height of the house. The proposals continue to be over-bearing and the height in particular a problem for neighbours, reducing their privacy and amenity.</p> <p>Councillors asked a number of questions for clarity purposes. The Chair thanked the public speakers and brought forward this specific application to enable them to leave early if they wished.</p>
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61.	<p><b>Planning Applications:</b> The following recommendations were agreed:</p> <p>a)7/2021/5643: <b>11, Rayrigg Rise, Bowness:</b> Single storey infill extension to the front elevation (22/10) <u>Recommend Approval:</u> Useful addition with no detrimental impact on neighbours and precedent already set at no 12.</p> <p>b)7/2021/5535: <b>Causeway Farm, Windermere:</b> a) Internal works involving the installation of a cavity mesh damp proofing membrane and thermal boards to ground floor walls; repair of defective window joinery (including new sills); the lifting and re-laying of Lakeland slabs and re-pointing with lime mortar; and renewal of skirting boards. b) External works involving the repair of external render; repairs to rainwater pipe; renewal of glazing putty; and associated repairs to roof and chimney (26/10) <u>Recommend Refusal:</u> Historic England have raised concerns about the impact on this historic grade 2 listed building and, until they are addressed, we cannot support this application.</p> <p>c)7/2021/5765: <b>The Old Smithy, Blackwell, Bowness:</b> Insertion of 1 No. window opening at first floor level to north gable of The Old Smithy (27/10) <u>No objections</u></p>
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<p><b>d)7/2021/5767: 4, Wynlass Park, Windermere: Replacement dwelling (resubmission 7/2021/5495) (27/10)</b> <u>Recommend Refusal:</u> Although many of the concerns raised on the original application have been addressed and this is a good design, it is still a substantial building to replace a relatively small and unobtrusive one. We feel it remains out of scale for this location. Although reduced in height, it will still have an adverse effect on the amenity and privacy of the neighbouring buildings.</p> <p><b>e)7/2021/5775: Little Beck,8, Keldwyth Park, Windermere: Second floor extension (resubmission 7/2021/5366) (28/10)</b> <u>Recommend refusal:</u> The resubmitted application addresses concerns that were raised with the original application (including re-design of the gable end, reduced size of dormers, re-designed balcony and removal of stone cladding). However, this will still be a large dominant building and is out of scale with neighbouring buildings. The appearance will be inappropriate and over-bearing.</p> <p><b>f)7/2021/5521: Rosthwaite, New Road, Windermere: Demolition of existing outbuilding and erection of five new-build flats (29/10)</b> <u>Recommend Refusal:</u> The principal of demolishing the bungalow and providing a new build hotel has been approved (7/2019/5512) but this application is solely focused on outbuildings, whilst making no reference to the development of the main buildings. The sub-committee would prefer to see the proposals for the whole site, so that interdependencies and impact can be properly assessed. Our comments on this particular application are that the site is wholly unsuitable for five dwellings and is not able to provide parking for more than one vehicle per dwelling. There has been no provision made for storage of refuse and recycling. More significantly, the proposed access onto Chestnut Road is not available to the applicant, nor is it compatible with safe access by refuse vehicles. There is no reference to local occupancy or low cost housing for local people.</p> <p><b>g)7/2021/5751: W McClure Ltd, College Road, Windermere: Proposed extensions, cladding, roller shutter doors and canopy extension (29/10)</b> <u>No objections.</u> This is a commercial area and acoustic assessments have been carried out. The colouring of both metal cladding and roller shutters should be approved by the LDNPA prior to construction. This vital detail is missing from the application.</p> <p><b>h)7/2021/5778: Holly Wood, Holly Road, Windermere: Change of use from guest house to holiday let (29/10)</b> <u>No objections.</u></p>
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- i)7/2021/5781: Squirrel Bank, Ferry View, Bowness:** New 3 bedroom dwelling and new access from Ferry View (29/10)  
No objections: This is a good use of a narrow sloping site, using local stone and materials. Fits into the landscape well.
- j)7/2021/5784: Annexe, Raybarrow, Upper Oak St, Windermere:** Extension and alterations including raising of roof to create habitable space and two dormer windows (following withdrawal of 7/2021/5611) (1/11)  
Recommend refusal: The original application (5611) was refused because the upward extension leads to a loss of light to Raybarrow, being only 1m away from that property and potential loss of light and privacy to other properties. This revised application has the upward extension at exactly the same height with the same dormer windows on the SW elevation. The only change is the removal of the recessed balcony on the NW elevation. So the revised application is still over-bearing and un-neighbourly, leading to a loss of amenity to nearby properties.
- k)7/2021/5783: Old Moss, Kendal Road, Bowness:** Roof alterations to garage to add additional floor and garage conversion to form additional accommodation (1/11)  
No objections
- l)7/2021/5805: 10, Ellerthwaite Road, Windermere:** Construction of new conservatory room and refurbishment of existing porch (3/11)  
No objections.
- m)7/2021/5802: Far Away, High Borrans, Windermere:** Replacement garage, turning head, driveway, change of use and extension to domestic curtilage (3/11)  
Recommend Approval: Acceptable improvements.
- n)7/2021/5806: Ellerthwaite Depot, Broad Street, Windermere:** To convert the existing redundant Council depot to offices possibly to be used by Windermere Town Council (3/11)  
No objections.
- o)7/2021/5817: South View Hotel, 27 Cross St, Windermere:** Change of use from Use Class C1 (hotel/guest house) to a Use Class C3 holiday letting use comprising self-catering holiday letting accommodation (4/11)  
No objections
- p)7/2021/5831: Old Heathwaite, Park Rd, Windermere:** Conservatory and replacement balcony (4/11)  
No Objections

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- q)7/2021/5832: Birks Wood, Newby Bridge Road, Bowness: Construction of new garden wall. Construction of hot tub base with stone surround. Construction of changing hut adjacent to the hot tub (4/11)  
CARTMEL PARISH COUNCIL
- r)7/2021/5819: Ellerwood, Storrs Park, Bowness: Detached, single storey garage (4/11)  
The sub-committee came to no conclusion on this proposal but had concerns about the proximity of such a large development to the neighbouring property. The LDNPA should ensure that the neighbours have been consulted.
- s)7/2021/5829: 10, Rayrigg Rise, Bowness: Side garden room and terrace (4/11)  
Recommend Refusal: This proposal is very close to the neighbouring house. The design is out of keeping with the rest of the estate. There are concerns about noise pollution and night time lighting.
- t)7/2021/5502: Leigh Groves House, Rayrigg Road, Windermere: Proposed change of use of offices to ancillary accommodation to the outdoor education centre (9/11)  
No objections as long as the accommodation is used to assist in the activities of the centre and not for any long-term residential or holiday let purposes, recognizing the purpose of this site for leisure activities only.
- u)7/2021/5821: Low Fell, Kendal Road, Bowness: Extensions and remodelling (incl. demolition of existing porte cochere) (10/11)  
No objections as long as Cumbria Highways assess the potentially difficult access to the road as safe.
- v)7/2021/5383: Doctors' Surgery, St Mary's, Windermere: Removal of chimney stack and reslate over (11/11)  
Recommend Approval: Necessary improvements.
- w)7/2021/5857: La Sagesse, Queen's Drive, Windermere: Erection of timber framed garden building attached to the existing building (12/11)  
Recommend refusal: The proposed building appears to be a self-contained self-catering apartment, built apart from the main house, making the description on the planning application incorrect. The design and appearance of the building are out of character, inappropriate for the site and clearly visible from the road. If this is to be used as a separate residence, we have concerns about access and safety, being sited on a corner of a busy road, close to local schools. If LDNPA does approve this application, a local occupancy clause should be inserted as a new build property.

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	<p>x)7/2021/5862: <b>Melbourne Guest House, Biskey Howe Road, Bowness:</b> Change of use guest house to 2 holiday let units. (16/11) <u>No objections</u></p> <p>y)7/2021/5860: <b>The Chestnuts, Princes Road, Windermere:</b> Change of use from guest-house to residential (16/11) <u>No objections</u></p> <p>z)7/2021/5870: <b>Rose Garth, Oakland Drive, Windermere:</b> Removal of existing roof and construction of new roof with a steeper pitch to accommodate 2 bedrooms, ensuite and study/hobby room, including new dormers to ensuite and study/hobby room. Plus car port and entrance canopy to front and extension to existing GF balcony (17/11) <u>No objections</u></p>
62.	<p><b>Tree Applications:</b></p> <p>T/2021/0164: <b>6, Crown Rigg, Brantfell Road, Bowness:</b> Remove 1 ornamental tree (25/10) No objections</p> <p>T/2021/0166: <b>12, Fairfield, Bowness:</b> Remove an ash stem (25/10) Tree is protected by TPO and there is no evidence in the paperwork of ADB. Based on that, recommend refusal subject to LDNPA review.</p> <p>T/2021/0168: <b>Storrs Hall Hotel, Bowness:</b> Fell 1 beech (T1) and 12 ash trees (26/10) <u>Recommend Refusal:</u> Needs production and verification of expert assessment for Beech tree, which has a TPO. Ash trees are subject to advanced ADB so no objection to those.</p> <p>T/2021/0169: <b>1 Park Road, Windermere:</b> 2 beam/services trees (T1 &amp; T2) - reduce and reshape by 2m (26/10) <u>No objections</u></p> <p>T/2021/0173: <b>Alexandra Court, Ellerthwaite Road, Windermere:</b> Various works as detailed within work recommendations summary table on report, Section 4.3 of report. T464 Alder minor pruning T467 Cherry minor pruning T468, T470 and EM tree not tagged (see plan) 3 x ash trees - Remove due to ash die back (5/11) <u>No objections</u></p> <p>T/2021/0174: <b>Elleray Bank, Carriage Drive, Windermere:</b> Section fell dead Lawson Cypress tree. (12/11) <u>No objections</u></p> <p>T/2021/0179: <b>12, Knotts View, Hazel Street, Windermere:</b> 2 Willow (T1 &amp; T2), 1 birch (T3), 1 copper beech (T4) &amp; 1 hazel (T5) - Crown reduction by maximum 50% to reduce damage to telegraph cable &amp; allow more light to the house &amp; garden. (16/11) <u>No objections</u></p> <p>T/2021/0181: <b>Rose Garth, Oakland Drive, Windermere:</b> T1 Fern leafed beech - remove lowest limb over the neighbours drive and crown lift over Rose Garth drive to balance the</p>

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	<p>tree. T2 Cypress - fell due to congestion of the trees and to allow more light into the garden. T3 and T4 Holly - 2 holly trees to reduce to hedge height. T5 Sweet Chestnut - reduce the crown all over by 1.5 metres. T6 Sweet Chestnut - crown reduce all round by 2.5 metres. T7 Conifer - twin stem conifer to fell to allow more space and light for the remaining trees. G1 Sycamore - group of 5 sycamore to be reduced to the previous pollard point. T8 conifer - Remove as growing up through the sweet chestnut. T9 Birch - remove due to size and being exposed and susceptible to winds. (17/11) No objections</p>
63.	<p><b>Licensing Applications:</b> a) To respond to any consultation from SLDC on licensing applications. <b>Units 1 &amp; 2 (Flying Gin Ltd), Longlands, Bowness:</b> Application for full premises license. (representations by 5/11). It was agreed that the sub-committee make representation to SLDC on this application, based on the length of the opening hours (8am to 12am), the sale of alcohol for consumption off-premises close to a childrens play area and park for public enjoyment and the potential impact on the neighbourhood of noise and disruption. The clerk was asked to prepare and submit the necessary paperwork.</p>
64.	<p><b>Planning Decisions:</b> NOTED</p>
65.	<p><b>Follow Up List</b> The follow up list will be more closely reviewed at the next meeting, due to lack of time.</p>
	<p><b>The meeting was closed at 9.15pm</b></p>
66.	<p><b>Date of Next Meeting:</b> Wednesday 24<sup>th</sup> November at 7pm. Venue to be confirmed.</p>

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