



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 28th July 2021 at 7pm

| Minute No | |
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| | Participants: Cllrs Jenny Borer (Chair), Adrian Legge, Kate Tripp & Christine Cook. Also Julie Hartley, Town Clerk and 6 members of the public. |
| 21. | Apologies for Absence Accepted: Cllr Alan Hands & Cath Musetti. |
| 22. | Minutes: The minutes of the meeting held on 23 rd June 2021 were approved for signature. |
| 23. | Declarations of Interest: NONE |
| 24. | Requests for Dispensations: NONE |
| 25. | Public & Town Councillor Input: a) <u>Adam Perry of Stephenson Halliday</u> addressed the sub-committee and provided further supporting photographic information on the application 7/2021/5527 - Land at Bellman Landing. These plans are the result of a good degree of consultation with the LDNPA and are aimed at addressing original concerns. This application has taken on board the sensitivities of the site and has a significant element that re-instates the woodland that existed historically. This has the effect of shielding the development from the road. Off road car parking is provided and Cumbria Highways have indicated that they now have no objections to the plans. It is hoped that, once the precedent is set, it could encourage further development of woodland along the lake. Councillors asked questions about the use of the boathouse and it was appreciated that this particular site has approval for overnight occupancy which has existed for some time. b) <u>Anne & Richard Sidney</u> put forward their objections to application 7/2021/5495 (Wynlas Park). The live next door to the property at no 2. The proposal is to demolish the existing bungalow and replace it with a much larger building which will also be much higher. It will be sited much closer to the boundary and significantly overlook no 2, with much larger windows, a glass door and balcony. If allowed to go ahead, this development will result in a significant infringement of the privacy of no 2 and an associated loss of amenity. The sub-committee were asked to recommend refusal of this application. |

Signed as a true and accurate record:



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- c) The clerk read out an email from Emma McClean (wife of the applicant) in support of the application 7/2021/5560 Wendover. It provided reassurance to the sub-committee that the proposed demolition and new build is aimed at providing a modern family home that is sensitive to the local vernacular. It will be lived in and cared for by local people. There are no plans to set up a holiday let or Air B&B.
- d) Martin Lomas spoke briefly about application no 7/2021/5414 Birthwaite Cottage, which is next door to his property. The proposed extension will be very close to the property boundary and it is particularly the elevated first floor extension which is problematical. This will have windows directly overlooking his living area as it raises the property above the high hedge that currently exists and provides privacy. The development, if allowed to go ahead, will severely curtail privacy and the sub-committee were asked to consider recommending refusal on these grounds.

The Chair thanked everyone who spoke for attending and brought forward discussion on those specific applications to enable members of the public to leave if they wished.

26.

Planning Applications:

The following recommendations were agreed:

a)7/2021/5473: **Fir Trees, Ferney Green, Bowness:** Extension and alterations to detached dwelling (15/7)

No objections.

b) 7/2021/5472: **12 South Craig, Bowness:** Removal of existing fir hedges & fence panels. Extension of existing post & rail fence & erection of new hit & miss fence. Planting of new laurel hedge (15/7)

No objection provided the height is limited to that of the existing hedge and fence.

c)7/2021/5467: **54, Limethwaite Road, Windermere:** Proposed single storey extension & dormer window (15/7)

No objections.

d)7/2021/5476: **Oakdene, Brook Road, Windermere:** Single storey extension (16/7)

No objections

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| <p>e)7/2021/5482: 1 Belsfield Court, Bowness: Small balconies to side and front elevation, amended fenestration to ground and first floors (20/7) <u>No objections.</u></p> <p>f)7/2021/5483: Keskadale, The Common, Windermere: Amendment to width of decking and design of the external steps up to raised patio condition no. 2 (plans) on planning permission 7/2020/5853 for garage extension replacement balcony and raised patio (20/7) <u>No objections.</u></p> <p>g)7/2021/5414: Birthwaite Cottage, Birthwaite Road, Windermere: Removal of existing conservatory, construction of single storey extension, first floor extension, new landscaping and all associated renovation (20/7) <u>Recommend refusal</u> on the grounds of loss of privacy to the neighbouring property on the North-East side. The resulting increase in height from the first-floor extension will result in significant overlooking and over-shadowing of the neighbouring property and subsequent loss of amenity. The timber cladding that is proposed is not in keeping with the local vernacular.</p> <p>h)7/2021/5306: Piers 2 & 3, Bowness Piers, Lake Road, Bowness: Replacement of Piers 2 and 3 on same footprint as existing and removal of backseat to Pier 3 (20/7) <u>Recommend Approval:</u> Straight-forward improvement.</p> <p>i)7/2021/5495: 4 Wynlass Park, Windermere: Replacement dwelling (22/7) <u>Recommend Refusal:</u> Although the design of the dwelling is an improvement on the existing, it is out of scale in this location. It would be significantly higher than the neighbouring property to the South-West and would, therefore, have an adverse effect on the amenity and privacy of that neighbouring dwelling. The very large windows/doors that are proposed are intrusive, over-shadow and are un-neighbourly. If this development does go ahead, it should be stipulated for local occupancy only as a new build.</p> <p>j)7/2021/5507: 4, Keldwyth Park, Troutbeck Bridge: Extension and alterations. (27/7) <u>Recommend Approval:</u> Sensible improvements.</p> |
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k)7/2021/5510: Park Beck, 3-5 Park Road, Windermere: Change of use of guest house to self-contained holiday letting accommodation on a flexible basis either as two self-contained units or as one larger unit (27/7)

Recommend Refusal: The sub-committee has sympathies with the change of use but would prefer that this be for local residential occupancy rather than more holiday letting properties. On the material grounds of local economic need (which is greater for local housing than for holiday lets) and precedent (which could see more and more local guest-houses converted to holiday lets, thereby resulting in net loss of local housing), refusal is recommended. The sub-committee would support change of use to residential housing that is local occupancy.

l)7/2021/5280: Brackenrigg Lodge and Brackenrigg Cottage, Windy Hall Road, Windermere: Replacement of existing septic tank with new package treatment (29/7)

Recommend Approval. This is a property and environmental improvement.

m)7/2021/5518: Ferry Nab cottage, Ferry Nab, Windermere: Like for like replacement of timber jetty (29/7)

Recommend Approval. Straight-forward improvement.

n)7/2021/5529: Dove Cottage Boat House, Storrs Park, Bowness: Construction of a new timber jetty to replace existing dilapidated timber jetty and replacement of two mooring piles (29/7)

Recommend Approval: Straight-forward improvement.

o)7/2021/5526: Jetties at Osprey & Walkers Boathouses, Ferry Nab, Bowness: Removal of 3 timber jetties; construction of new floating jetties and associated site works (30/7)

No objections.

p)7/2021/5530: Units 6 - 8 St Martins Parade, Bowness: Conversion of existing retail units to C3 Residential use to create 3 no. self-contained flats. Alterations to existing shop frontages to residential appearance. Associated bicycle and bin storage (6/8)

No objections as this development makes sense from the perspective of location and sizing. However, the sub-committee strongly recommends that these properties are ear-marked for local occupancy and not holiday letting.

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q)7/2021/5536: Ferney Cross, Kendal Road, Bowness: Repairs and damp-proofing to basement following withdrawal of 7/2020/5834 (5/8)

Recommend Approval: Necessary property improvements.

r)7/2021/5534: Waterfront to the Ark, Old Hall Rd, Troutbeck Bridge: Dredging area between boathouse jetty and The Ark by approx 1m (5/8)

No objections.

s)7/2021/5531: Mereside, Ferry Nab, Bowness: Removal of 1 floating jetty and extending and altering the remaining floating jetties and associated site works (5/8)

No objections.

t)7/2021/5466: White House, Robinson Place, Bowness: Removal/re-alignment of existing stone walls to form 4no. yard spaces Amended Plans (16.7)

No objections.

u)7/2021/5527: Land at Bellman Landing, Storrs Park, Bowness: Erection of a single replacement boathouse comprising wet docks, jetties and living accommodation; associated site works; and a site wide landscaping scheme including a replacement vehicular access. (Revisions to withdrawn application 7/2021/5119) (30/7)

No objections: Whilst the sub-committee regrets the loss of another traditional boat house building, it can appreciate many aspects of the design, particularly those that retain the impression of 3 boathouses and set the development back from the lake. The sub-committee is particularly supportive of the landscaping proposals and the re-instatement of old woodland.

v)7/2021/5547: The Yews, Storrs Park, Bowness: Installation of three air source heat pumps adjacent to boiler house (12/8)

Recommend Approval: Property and environmental improvement.

w)7/2021/5560: Wendover, Windy Hall Road, Bowness: Replacement of substandard dwellinghouse, the development of annexe with double garage and ancillary accommodation, new vehicular access to A5074 and associated works (17/8)

No objections but strongly recommend that the new dwellings are earmarked and restricted for local occupancy.

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| | <p>x)7/2021/5558: Boathouse, Storrs Park, Bowness: Demolition of the covered wet dock, jetty & two storey detached building. Erection of a replacement jetty and two storey boathouse with widened wet dock. Dredging the lake bed within the wet dock and around the existing jetty. (Resubmission of 7/2020/5529) (17/8)</p> <p><u>No objections.</u></p> |
| 27. | <p>Tree Applications: T/2021/0114: Cleeve Howe, Carriage Drive, Windermere: T1 conifer fell to allow light and space for the lower canopy. T2 conifer reduction by 1/3 to allow for light. T3 Oak limb to remove to allow for light and ground height (6/8)</p> <p>Recommend Refusal: There is no information whatsoever to support removal of these trees.</p> |
| 28. | <p>Licensing Applications: KD's Café, 60 Quarry Rigg, Bowness: Application for grant of a full license. (5/8)</p> <p>Recommend that the Council put in a formal objection to this on the grounds of crime prevention and public nuisance. The recent growth of alcohol and drug-related crime and anti-social behaviour in Bowness must not be exacerbated any further. A more restricted license that enables the business to sell alcohol indoors accompanying a meal would be acceptable but definitely not take away.</p> |
| 29. | <p>Planning Decisions: NOTED</p> |
| 30. | <p>Follow Up List</p> <p>The follow up list was reviewed and updated. The Clerk was asked to follow up on Highfield, where a new planning application has been expected and extensive work is already taking place.</p> |
| | <p>The meeting was closed at 9.05pm</p> |
| 31. | <p>Date of Next Meeting: Wednesday 25th August at 7pm at Langstone House.</p> |

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