



# 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 28<sup>th</sup> September 2022 at 7pm

Minute No	
	<b>Participants:</b> Cllrs Christine Cook (Chair), Jenny Borer, Adrian Legge, Cath Musetti and Marina Davis. Also Julie Hartley, Town Clerk and xxxx members of the public.
44.	<b>Apologies for Absence Accepted:</b> NONE
45.	<b>Minutes:</b> The minutes of the meeting held on 24 <sup>th</sup> August 2022 were approved for signature.
46.	<b>Declarations of Interest:</b> NONE
46.	<b>Requests for Dispensations:</b> NONE RECEIVED
47.	<b>Public &amp; Town Councillor Input:</b> <u>James Cook:</u> provided the sub-committee with background to the planning application no 7/2022/5549 - construction of a boathouse at Old Fallbarrow. He was unable to attend the meeting in person. The Clerk read out his statement as follows: "Having owned Old Fallbarrow for the past 8 years this is our family home and we enjoy living there. As our children grow, we are increasingly enjoying the lake as a family, including sailing and paddle boarding. Moving forward our requirements have made us look to improve our facilities including the storage and protection of our boats."
48.	<b>Planning Applications:</b>  a) <b>7/2022/5534: Abacus, 11, Upper Oak St, Windermere:</b> Change of use guesthouse to dwelling or self-catering holiday accommodation (16/9) <u>No objections</u>  b) <b>7/2022/5539: Brandsby, Ambleside Road, Windermere:</b> Alterations to existing building to insert new doors and windows; to replace existing metal with glazed balustrades to balconies; replace precast concrete walling with render, local stone or vertical timber boarding (21/9) <u>No objections.</u>  c) <b>7/2022/5549: Old Fallbarrow, Bowness:</b> Construction of boathouse and associated works (23/9) <u>No objections in principle,</u> as lakeside properties have a right to a boat-house. The sub-committee, did, however, feel that the appearance of the proposed structure, particularly the use of materials, could be more sympathetic to the local vernacular, particularly the old

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farmhouse and the conservation area and ask that the LDNPA consider this when stipulating any planning conditions.

**d)7/2022/5538: 106, Craig Walk, Bowness:** Demolition of existing outbuilding to be replaced by a new single storey utility building (27/9)

No objections.

**e)7/2022/5218: Rosthwaite, New Road, Windermere:** Demolition of existing bungalow, barn and outbuildings and the erection of new-build Aparthotel with associated parking & landscaping (27/9)

No objections. The sub-committee do, however, support the concerns set out by the Environmental Protection team with regards to refuse and recycling pre development conditions.

**f)7/2022/5496: Land at Lickbarrow Rd, Windermere:** New four bedroom house for local occupancy following withdrawal of application no 7/2022/5231 (30/9)

Recommend refusal. The sub-committee's comments on application 5231 remain valid. The scale and density of the proposed house is still much more significant than the original approval for a largely underground dwelling, which would not have impacted on the viewpoint from Lickbarrow or surrounding houses. The roofline is too high (more than 1m higher than Fell View) and will have a major detrimental impact on the public amenity of the area. We do not support the proposals for a new junction and access, which compromises safety, when safe access already exists on the west side of the development.

**g)7/2022/5326: 4, Limethwaite Road, Windermere:** Proposed front and rear dormer and single storey rear extension (5/10)

No objections.

**h)7/2022/5574: The Whins, Ferry Nab, Bowness:** Proposed 2 Storey extension and detached garage (6/10)

No objections

**i)7/2022/5571: 2, Barden Mead, Thornbarrow Road, Windermere:** Erection of a wooden gazebo (7/10)

No objections or approve as an attractive addition to the garden.

**j)7/2022/5578: Craig Manor Hotel, Lake Road, Windermere:** 2no. new dormer windows and associated internal works, with new solar panels to roof slope (12/10)

No objections.

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	<p><b>k)7/2022/5581: 80, Victoria Road North, Windermere:</b> Replace plastic roof on conservatory with tiles and felt creating an orangery. Merge existing porch with orangery by extending porch roof. (13/10) <u>No objections.</u></p> <p><b>l)7/2022/5585: 37, Meadow Road, Windermere:</b> Single storey rear extension utilizing the existing garage (18/10) <u>No objections.</u></p> <p><b>m)7/2022/5550: Fair Rigg, Ferry View, Bowness:</b> Proposed change of use from a Bed &amp; Breakfast to Holiday Lets (19/10) <u>No objections.</u></p>
49.	<p><b>Tree Applications:</b></p> <p>a) <b>T/2022/0124: The Haven, 10, Birch St, Windermere:</b> Fell T1 - Acer Palmatum and T2 - Acer Palmatum. Crown raised and thinned - T3 - Acer Palmatum (28/9) This should be referred to the <u>LDNPA trees officer</u>, as to why these trees cannot be crowned and shaped rather than felled. They are in a striking position on a corner.</p> <p>b) <b>T/2022/0142:1, Old Belfield, Bowness:</b> Fell 1 x Cherry (11/10) TPO is in place on this tree, so refer to <u>LDNPA trees officer.</u></p> <p>c) <b>T/2022/0141: 17, Priory Grange, Windermere:</b> T1 Oak - crown reduce; reducing branches by 4 metres in length (11/10) <u>No objections.</u></p> <p>d) <b>T/2022/0149: Border Lodge, Birthwaite Road, Windermere:</b> T1 Oak - crown clean (deadwood, crossing branch removal), remove lower epicormic growth, raise crown to 3m. T2 Oak - crown clean (deadwood, crossing branch removal), raise crown to 3m. T3 Oak - crown clean (deadwood, crossing branch removal), raise crown to 3m (13/10) <u>No objections.</u></p> <p>e) <b>T/2022/0144: 3, Fairhaven, Windermere:</b> Removal of 1 dead cedar tree trunk. Trim yew hedge down by 60cm. Reduce 1 Norway spruce by 1m (18/10) <u>No objections.</u></p>
50.	<p><b>Licensing Applications:</b> <u>NONE RECEIVED</u></p>
51.	<p><b>Follow Up List</b> This was reviewed and updated.</p>
52.	<p><b>Planning Decisions:</b> <u>NOTED</u></p>
54.	<p><b>Date of Next Meeting:</b> Wednesday 26<sup>th</sup> October 2022 at 7pm, Langstone House.</p>
	<p><b>The meeting was closed at 8.15pm</b></p>

Signed as a true and accurate record: