



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 30th November 2022 at 7pm

Minute No	
	Participants: Cllrs Christine Cook (Chair), Jenny Borer, Adrian Legge and Marina Davis. Also Julie Hartley, Town Clerk, Cllr Sandra Lilley and W&F Cllr Steve Bavin.
66.	Apologies for Absence Accepted: Cllr Cath Musetti (abroad).
67.	Minutes: The minutes of the meeting held on 26 th October 2022 were approved for signature.
68.	Declarations of Interest: NONE
69.	Requests for Dispensations: NONE RECEIVED
70.	Public & Town Councillor Input: NONE
71.	Planning Applications: a) 7/2022/5641: 2, Hillside Cottages, Storrs, Bowness: Demolition of existing single storey extension, conservatory, entrance porch and flat roof garage. Construction of replacement two storey extension, replacement entrance porch, replacement garage, increased turning area to drive and widening of existing site entrance. (21/11) <u>No objections.</u> b) 7/2022/5624: Pearsall House, The Ferry Landing, Far Sawrey: The conversion and extension of a water testing lab to provide 14 new leisure residential units with associated pool. Erection of a new single dwelling. Creation of a new two jetty marina. Associated landscaping works (21/11) <u>Recommend Refusal:</u> The proposed development is completely out of keeping with the LDNPA vision for the southern half of Windermere lake, which currently has a strong sense of peace and tranquility, with a relative absence of dwellings and settlements. The scheme, as a whole, would set an unacceptable precedent for commercial development on the quiet western shore of the lake. Apart from the overall complete lack of acceptability of this application, there are various aspects which give rise to concern: <ul style="list-style-type: none">• The marina would encroach onto an already narrow part of the lake and would severely restrict navigation;• There is inadequate provision for car parking, launch facilities, toilets, showers, black and grey water disposal;• The proposed upward extension of the laboratory building would impact on the privacy of residents in the adjacent residential building;

Signed as a true and accurate record:



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 30th November 2022 at 7pm

- The proposed “boathouse” is in fact an entirely new holiday unit to be built on a green-field site.
 - There are significant concerns that the current highways infrastructure in that area will not be able to cope with the additional road traffic that will be generated by this development.
- c) 7/2022/5654: Windermere Hotel, Ambleside Road:** Replace damaged timber sash windows to the property and improve thermal efficiency (21/11)
Recommend Approval: This application modernizes the infrastructure whilst retaining the heritage of the building.
- d) 7/2022/5663: Fallbarrow Hall, Bowness:** Change of use of Fallbarrow Hall for mixed use as holiday accommodation by groups of people and as wedding and function venue (23/11)
No objections.
- e) 7/2022/5670: 11, Keldwyth Park, Troutbeck Bridge:** Conversion of the existing double garage. Forming a new single storey rear extension with a room in the roof. Alterations to the existing ground floor layout and addition of a new dormer to the rear (23/11)
No objections.
- f) 7/2022/5661: Rose Garth, Oakland Drive, Windermere:** Construction of a cedar clad garden office (24/11)
Unable to open the documents to view the detail so No Comments.
- g) 7/2022/5673: Howethwaite, Helm Road, Bowness:** Single storey extension to provide new bedroom/ensuite/utility/ entrance porch and garage (24/11)
No objections but the sub-committee would have preferred that the whole roof be slated to be in keeping with the rest of the building.
- h) 7/2022/5491: 11, Belle Isle View, Bowness:** Replacement pergola. New bifold doors and french doors, new gable window. (25/11)
No objections.
- i) 7/2022/5677: Lakes Hotel & Spa, Kendal Road, Bowness:** Construction of new balconies to suites and new plantroom to leisure block (25/11)
No objections
- j) 7/2022/5679: Pipers Gate, Windermere:** Alteration and extension to the existing potting shed to create a garden room. (29/11)
No objections

Signed as a true and accurate record:



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 30th November 2022 at 7pm

	<p>k) 7/2022/5685: 15, Craig Walk, Bowness: Demolition of existing flat-roofed section of dwelling. Erection of two-storey extension (6/12) <u>No objections</u></p> <p>l) 7/2022/5613: Holehird Cottage, Lily Lane, Windermere: Single storey side extension and rear first floor extension. New parking bay to front garden. Change of glazing to existing rear single storey dining room and new double door in rear elevation. (6/12) <u>Recommend Refusal:</u> Although the concept of an extension is acceptable, this particular modern design is out of keeping and inappropriate, permanently damaging this traditional building and Lakeland heritage. The introduction of non-vernacular materials (particularly zinc) is incongruous and inappropriate to the setting of the building.</p>
72.	<p>Tree Applications:</p> <p>a) T/2022/0176: The Coppice Guest House, Brook Road, Windermere: T1 Birch - reduction of the crown by 2.5 metres of all the overhanging branches and shaping to give a good form. (21/11) <u>No objections</u></p> <p>b) T/2022/0169: Birthwaite Flats, Windermere: Coppice a group of laurel (23/11) <u>Withdrawn</u></p> <p>c) T/2022/0187: Cragmere, Storrs Park, Bowness: See report: 1) Fell Beech T3 due to risk of danger to property. Replant birch tree in adjacent position. 2) Monitor Beech T2 as recommended. (2/12) <u>Defer this to the LDNPA arborist,</u> The condition report refers to these trees as being in moderately good condition and presenting a tolerable risk. There is some doubt therefore as to why they need to be felled.</p> <p>d) T/2022/0190: 1, Priory Grange, Windermere: Fell T1 and T2 Ash trees (8/12) <u>Defer to the LDNPA arborist,</u> as this is a TPO and there is no mention of replacement planting.</p> <p>e) T/2022/0191: Baddeley Clock Gardens, Windermere: Fell 2 x conifer (TR1 & TR2) (8/12) <u>Defer to the LDNPA arborist,</u> as there are safety concerns from SLDC.</p> <p>f) T/2022/0188: Snaefell, Queens Drive, Windermere: Remove 1 small conifer, some holly trees and 1 dead maple (8/12) <u>No objections</u></p>

Signed as a true and accurate record:



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 30th November 2022 at 7pm

73.	Licensing Applications: NONE
74.	Follow Up List This was reviewed and, given the lack of any progress on some older breaches of planning conditions, the Clerk was asked to write to the LDNPA and obtain some assurance that these would be dealt with as soon as possible.
75.	Planning Enforcement The report from Andrew Smith, Head of Development at the LDNPA, was introduced by the Clerk, who also explained the recommendations from Policy & Finance Advisory Group (which, given the current financial situation, could not recommend this funding as a budget priority). The sub-committee proceeded to discuss the planning aspects of this proposal and to evaluate the added value that funding for a compliance investigator would bring to the Windermere & Bowness area. Reference was made to the amount of compliance issues on the follow-up list, which has been decreasing and was felt to be a manageable amount. The sub-committee's conclusion was to agree with the Policy & Finance recommendation. In the context of the overall Council budget pressures and the need to provide funding for 3 years, this proposal, welcome as it may be, cannot be considered a priority. The Clerk was asked to contact the LDNPA, thanking them for the very useful and interesting report and explain the context and the recommendations.
76.	Planning Decisions: NOTED
77.	Date of Next Meeting: Wednesday 14 th December 2022 at 7pm, Langstone House.
	The meeting was closed at 8.05pm

Signed as a true and accurate record: