



# WINDERMERE & BOWNESS TOWN COUNCIL

*Representing the interests of the communities of Windermere, Bowness and Troutbeck Bridge*

## Minutes of the Meeting conducted via Zoom of the Planning sub-committee 16<sup>th</sup> December 2020 at 7pm

Minute No	
	<b>Participants:</b> Cllrs Jenny Borer (Chair), Adrian Legge, Sandra Lilley, Christine Cook, Cath Musetti. Also Julie Hartley, Town Clerk.
218.	<b>Apologies for Absence Accepted:</b> Cllr Alan Hands.
219.	<b>Minutes:</b> The minutes of the meeting held on 25 <sup>th</sup> November 2020 were approved for signature.
220.	<b>Declarations of Interest:</b> NONE
221.	<b>Requests for Dispensations:</b> NONE RECEIVED
222.	<b>Public &amp; Town Councillor Input:</b> Some local objections have been received via email for application no 7/2020/5746 and passed on to the sub-committee members for their information. The objections focus on concerns about the traffic access and impact on a narrow back road, There is also concern about the impact on parking availability.
223.	<b>Member/Clerk Announcements:</b> The Clerk brought to the sub-committee's attention three applications which have already been received and have a deadline date of the middle of January, 2 weeks before the next planning sub-committee meeting on 27 <sup>th</sup> January. These are: 7/2020/5794 (Land to north of 16 Rayrigg Rise), 7/2020/5810 (Shireburn, Elleray Cottage) and 7/2020/5829 (Hill Rising). It was agreed that members would review the applications and provide the clerk with their written recommendations before 11 <sup>th</sup> January, that these would be submitted as draft comments to the LDNPA but still included on the agenda for the meeting on 27 <sup>th</sup> January 2021 to be discussed in public.
224.	<b>Planning Applications:</b> The following recommendations were agreed: <b>a)7/2020/5748: Land off Elleray Road, Windermere:</b> One-bedroom, detached dwelling to meet local need following refusal of 7/2020/5034 (16/12) <b>Recommend Refusal:</b> Even though efforts have been made to increase the footprint of this proposed residence, it is still very small and an overdevelopment of the plot. The access to the main road is difficult and the parking space provided is inadequate for most vehicles. It is very close to the next-door property (less than 3m) and could be regarded as un-neighbourly.

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 conducted via Zoom of the Planning sub-committee 16<sup>th</sup> December 2020 at 7pm

- b)78/2020/5742: Cannon Crag, Storrs Park, Bowness:** Proposed extension to existing dwelling, new waste water treatment plant to replace existing septic tank and demolish existing garage (18/12)  
**Recommend Refusal:** The design is out of keeping and fails to observe the vernacular of the main building. This is particularly the case with the much larger white fascia which is incongruous and very conspicuous from the west shore of the lake.
- c)7/2020/5753: High Borrans Farm, Windermere:** Roofing over yards to the side and front of an existing cattle building (17/12)  
**Recommend Approval:** This is a sensible addition and a good solution to problems with the watercourse.
- d)7/2020/5746: Land between no 28 and no 30 Oakthwaite Road, Windermere:** Demolition of garages and erection of 4 flats. (22/12)  
**No objection:** The sub-committee acknowledge that there have been local objections to this application and have discussed them, but can see no material planning reason for recommending refusal. The design is adequate and a visual improvement in a residential area.
- e)7/2020/5731: Land at Bellman Landing, Storrs Park, Bowness:** Demolition of 2 existing boathouses, wet docks, jetties and living accommodation; construction of single replacement boathouse comprising wet docks, jetties and living accommodation; associated site works; and, a site wide landscaping scheme (21/12)  
**No objection:** Although large, the overall scale is similar to buildings in the immediate vicinity and the design is adequate. It is noted that there was prior approval for 2 boat-houses on this plot, which would have had a similar density.
- f)7/2020/5694: Ferry Nab, Bowness:** Erection of a steel framed canopy over the dinghy storage area. The proposed canopy will be fitted with photovoltaic panels (29/12)  
**Recommend Approval:** This provides a more unified tidy appearance to the area and it is pleasing to note the support for green energy.
- g)7/2020/5734: Rocklea, Brookside, Lake Road, Windermere:** Change of use from guest house (C1) to dwelling (C3) (29/12)  
**Recommend Approval:** The business is situated in a residential area and there will be minimal changes to the visual impact. It is acknowledged that there is already a large supply of over-night accommodation in the area, so there should be no impact on business supply.

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 conducted via Zoom of the Planning sub-committee 16<sup>th</sup> December 2020 at 7pm

	<p><b>h)7/2020/5690: The Coach House, Lyth Valley Road, Windermere:</b> Change of use from business use to dwelling-house including extensions and alterations (29/12) <b>No objection:</b> The design and appearance is an improvement and this is largely a residential area.</p> <p><b>i)7/2020/5795: Holehird Cottage, Lily Lane, Windermere:</b> New packaged treatment plant to replace existing septic tank and associated pipework (31/12). <b>Recommend Approval:</b> This is a suitable and sensible improvement to the property.</p> <p><b>j)7/2020/5767: Site adjacent to no 8 Bellman Landing, Bowness:</b> Proposed new dry dock boat house and dayroom (4/1) <b>Recommend Refusal:</b> The proposed design is problematical and the development is too large, comprising 3 storeys in an area of 2 storey buildings. It would make the proposed building very conspicuous from the lake.</p> <p><b>k)7/2020/5806: Raeswyke, Longlands Road, Bowness:</b> Proposed conversion of stable block into a dwelling with ancillary accommodation (6/1) <b>Recommend Approval:</b> Appropriate use of a redundant building.</p>
225.	<p><b>Tree Applications:</b> The following recommendations were agreed:</p> <p><b>a)T/2020/0164: Newlands, Queens Drive, Windermere:</b> Pollard 1 large sycamore (1), Fell trees (2, 3, 4, 6, 7, 8, 10, 11), reduce and shape trees (9, 12) (24/12) <b>No objection.</b></p> <p><b>b)T/2020/0170: Tree Tops, Storrs Park, Bowness:</b> Crown raise trees at entrance gate, crown lift Douglas fir at entrance gate, fell suppressed trees, fell 2 ash, fell trees marked with orange paint, fell birch by greenhouse (1). Fell conifer by the house, pollard willow, fell marked trees (2). Fell birch, fell ash trees marked with orange paint (3). Fell group of silver birch, fell 3 ash (4). Fell oak (5). Fell beech (6) (6/1) <b>Most of this application appears reasonable, but there is no clear reason or case given for felling the oak and beech tree. We recommend this is investigated further.</b></p>
226.	<p><b>Planning Decisions:</b> The planning decisions of the Lake District National Park listed on the agenda were noted.</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 conducted via Zoom of the Planning sub-committee 16<sup>th</sup> December 2020 at 7pm

227.	<p><b>Follow Up List &amp; Meeting to be organised with LDNPA</b></p> <p>The follow up list was reviewed and agreed, with an amendment agreed to one of the entries.</p> <p>The draft agenda for the meeting with the National Park had been started at the meeting on 23<sup>rd</sup> September and includes the following items which were agreed:</p> <ul style="list-style-type: none"><li>• Planning White Paper;</li><li>• Breaches of Planning Control (particularly conditions that are set by LDNPA) and how they are monitored;</li></ul> <p>(Car Parking and coach parking removed as these are being dealt with by Mayor Saunders as the Council's representative on the Visitor 2021 group).</p> <p>The following item was added at the meeting on 25<sup>th</sup> November 2020:</p> <ul style="list-style-type: none"><li>• Lakeshore Development (particularly the position on boat houses)</li></ul> <p>The following items were also agreed:</p> <ul style="list-style-type: none"><li>• The balance between café culture, bar culture and facilities for residents particularly in Bowness - how can that be achieved?</li><li>• Is there a need for a Neighbourhood Plan in Bowness &amp; Windermere?</li><li>• Process and communication when changes are made to applications during the process via discussion with the LDNPA (eg Rosthwaite).</li></ul> <p>The Clerk was asked to contact the LDNPA with the suggested agenda and request a possible meeting date immediately prior to the planning sub-committee meeting on 27<sup>th</sup> January. The meeting should be for no longer than 1 hour.</p>
228.	<p><b>Date of Next Meeting:</b> Wednesday 27<sup>th</sup> January 2021 at 7pm via Zoom (with potential pre-meeting at 6pm).</p>

Signed as a true and accurate record: