

WINDERMERE & BOWNESS TOWN COUNCIL

Representing the interests of the communities of Windermere, Bowness & Troutbeck Bridge

Minutes of the Meeting conducted via Zoom of the Planning sub-committee 23rd September 2020

Minute No	
	Participants: Cllrs Jenny Borer (Chair), Adrian Legge, Sandra Lilley, Alan Hands. Also Julie Hartley, Town Clerk & Cllr Christine Cook (as observer). Also 5 members of the public for 189 (c) who left after that item.
183.	Apologies for Absence Accepted: Cllr Magda Khan has given notice of her resignation from the sub-committee. The Chair passed on thanks from the sub-committee for all the hard work that Cllr Khan has carried out since the sub-committee was formed last year. A Councillor will be appointed to the vacancy at Full Council on 21 st October 2020 in time for the next meeting on 28 th October 2020.
184.	Minutes: The minutes of the e-meeting held on 26 th August 2020 were approved for signature.
185.	Declarations of Interest: NONE
186.	Requests for Dispensations: NONE RECEIVED
187.	Public & Town Councillor Input: A number of objections to application 7/2020/5478, Rayrigg Rise, have been sent to members of the planning sub-committee from local residents. One letter summarises the objections of 18 neighbours and there are a further 5 letters of objection received from local residents. In addition, there are objections from Manor Farm Estates Ltd and Friends of the Lake District. The objection letters ask the planning sub-committee to recommend refusal of the application for the following key reasons: <ul style="list-style-type: none">• The development is shoe-horned into a site which is totally incongruous to the rest of the housing estate and impinges on the highway access verge;• The proposed new house impinges on designated green space as identified in the local development plan (amenity green space under core strategy 21). This space is highly valued by neighbours as an area of undisturbed grassland, supporting biodiversity. The application does not include an environmental impact document which would draw attention to the wildlife and habitat that could be lost;• The proposal does not meet local housing need as identified in the Local Plan, as the luxury design specification suggests that it is unlikely that it will be affordable to local people. The application does not state that the house will be for local occupancy only.• The design is incongruous, overwhelming in its surroundings, size and siting and out of keeping with the current development which retains its original character and appearance of open green gardens.

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	<ul style="list-style-type: none">• The design does not satisfy the sustainable development requirements of the National Planning & Policy Framework;• There is loss of amenity to neighbouring properties. The proposed home would loom over its neighbours, as it is set on higher ground and would detract from the design of the estate.• The proposal would increase traffic on a dangerous private road, which is a steep single track access road. The plot is based on a blind bend. It will also increase traffic utilizing the junction with the A592, where visibility is poor. The positioning of the proposed house provides no space to manoeuvre cars and indeed reduces accessibility to the neighbouring properties.• The removal of water absorbing grass verge will no doubt contribute to the risk of floods in the area, by increasing the amount of hard standing.• Objectors ask for support from the sub-committee so that encroachment on green space of this type does not become a precedent. <p>The Chair thanked members of the public for their input and proposed that the application for Rayrigg Rise be considered first on the agenda, so that members of the public would not be kept waiting. This was agreed.</p>
188.	Member/Clerk Announcements: NONE
189.	Planning Applications: The following recommendations were agreed: a)7/2020/5493: 1, Troutbeck Bridge, Windermere: Roofing over existing balcony and alterations to provide additional accommodation. Addition of a dormer gable on existing roof at north west corner. Additional windows to rear elevation and roof windows to north elevation (22/9) <u>No objections</u> b)7/2020/5448: Old Fallbarrow and Fallbarrow Cottage, Fallbarrow Road, Bowness: Development of 5 local needs houses and associated works (18/9) <u>No objections.</u> The design is inoffensive and the site is large enough for the proposed 5 dwellings. There is minimal impact on nearby properties. The sub-committee could not determine, from the plans available, the exact northern access route to the site and request that the LDNPA clarifies this. A local occupancy clause should be essential and we would recommend a condition that wheelie bins are concealed. Mitigation planting of trees and shrubs as shown on the site plan should be one of the conditions placed on this development.

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c)7/2020/5478: Land at north of 16 Rayrigg Rise, Windermere: Construction of 2 storey, 3-bedroom house to meet local housing need (29/9)

Recommend refusal. The proposed house is incongruous, being out of scale for the very restricted space available and significantly larger than neighbouring houses, all of which are of low elevation. The house would completely fill the plot, which is, in effect, the widest part of a grass verge on the east of the shared private drive. The plot has virtually no space surrounding it and extremely limited space between the proposed building and the edge of the shared access drive. The design is out of character with neighbouring properties, all of which have gardens and are set well away from the shared private access. There is insufficient space for a car to turn without encroaching onto neighbours' private property. All but 2 of the neighbouring properties are located lower than this plot, so the proposed house would be over-bearing and unneighbourly, significantly diminishing the privacy of the open land to the east (above) the plot which we understand is designated amenity land. It would appear that the proposal contravenes aspects of Core Strategy 03, 06, 10, 11, 18, 21, 23 and 25.

d)7/2020/5529: 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. (30/9)

No objections. Design is attractive and makes good use of the available space without detriment to the surrounding properties.

e)7/2020/5539: 18, Beechwood Close, Bowness: Upward extension to form additional floor following withdrawal of planning application 7/2020/5052 (1/10)

Recommend refusal: The design is of poor quality and the appearance incongruous and out of keeping with surrounding properties.

f)7/2020/5475: Shireburn, Orrest Head, Windermere: To erect an external summerhouse that links into boundary wall (2/10)

Recommend refusal: The proposed summerhouse would continue the visual barrier formed by the hedge, completely filling the current opening between the north end of the hedge and the south end of the house. We believe that this results in an unacceptable enclosed feel to the approach to Orrest Head. The summerhouse would be better positioned behind the hedge. The design and appearance is out of keeping, being of wooden structure next to an older stone house.

g)7/2020/5545: 1-3 Low Birthwaite, Old College Lane, Windermere: Replacement of single glazed timber casements with matching double glazed casements (5/10)

Recommend Approval: The double glazed casements will be almost indistinguishable from the current ones and will form an improvement to the insulation.

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	<p>h)7/2020/5538 Oldfield House, Oldfield Road, Windermere: Change of use from guest house (C1) to dwelling (C3) (6/10) <u>Recommend approval.</u> Useful addition to current housing stock.</p> <p>i)7/2020/5557: Land at 1 Priory Mews, Priory Grange, Windermere: Erection of two bedroomed local occupancy dwelling (Resubmission 7/2018/5663) (13/10) <u>Recommend Approval.</u> The Town Council previously recommended approval for this development (as having no detrimental effect on the surrounding properties). This application is an improvement, given that it includes the tree survey and plans to replace the woodland feel of the site.</p> <p>j)7/2020/5544: Flat 3, West End Buildings, Kendal Road, Bowness: Demolition of chimney (8/10) <u>Recommend approval:</u> Minimal visual impact.</p> <p>k)7/2020/5559: Ellerwood, Storrs Park, Bowness: Demolition of existing stable block / maintenance shed and erection of replacement dwelling with associated access road and garden area (8/10) <u>No objections.</u> The site is of adequate size although the property cannot be considered “affordable.” There should be a local occupancy clause and there should be a condition that wheelie bins are concealed. There are no comments as yet from the Highways Authority, so our recommendation is dependent on that.</p> <p>l)7/2020/5565: The Old Smithy, Blackwell, Bowness: First floor extension above existing bathroom, dormer extension to proposed first floor dining room, lean-to woodstore (15/10) <u>Recommend approval.</u> Well designed and practical extension. The information is rather sparse and there is no heritage statement.</p>
190.	<p>Tree Applications: The following recommendations were agreed:</p> <p>a)T/2020/0117: Stable Cottage, College Road, Windermere: Removal/felling of Yew Tree by entrance pillar of drive to Stable Cottage & Yew Tree Cottage College Road Windermere. Reason - restricting access to properties (2/10) <u>Recommend refusal.</u> Question the need for this tree to be felled. Can the access restriction not be dealt with by crown raising?</p> <p>b)T/2020/0121: 14, Old College Park, Windermere: Crown raise 1 yew, reduce height of birch by 20% and pollard 1 willow (5/10) Noted and no objections.</p>

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	<p>c)T/2020/0128: Meadow Ghyll, Beemire Lane, Windermere: Fell 1 Ash (15/10) <u>Recommend refusal.</u> The sub-committee could not see the need for this tree to be felled. It appears to be healthy. The LDNPA arboriculturist should examine.</p> <p>d)T/2020/0127: Deer Bield, Storrs Park, Bowness: Fell all trees marked with ADB in woodland; Fell dead decay (15/10) Understandable action if the trees are infected with ADB. The sub-committee would, however, wish to be reassured that replacement planting takes place in line with the Tree Council guidance and recommendations.</p>
191.	<p>Planning for the Future: After discussion, it was agreed to recommend that the Town Council does not provide a separate response to the consultation. Much of the White Paper refers to cityscape and large land developments for housing with little specific detail on green belt or national parks. The nature of the consultation (replies of yes or no to set questions) makes it very difficult to give local perspective. It will, however, be worthwhile, including this on an agenda for a meeting with the LDNPA (see item 192).</p>
192.	<p>Meeting with LDNPA Members agreed that a zoom meeting should be arranged with the LDNPA to follow up on issues raised in the meeting last year and raise new items of particular interest with regard to planning. Some suggested agenda items were agreed (Planning White Paper, breaches of planning control, monitoring of planning conditions, car and coach parking, local occupancy, over-crowding of tourist destinations). The final agenda can be agreed nearer the time. The Clerk was asked to set up a meeting to take place in early December. Cllr Borer updated the sub-committee on the ongoing discussion with the LDNPA with regard to a recent change of use breach. It was agreed that she will respond directly to the planner. There was also a discussion about applications that are amended and approved by LDNPA where the sub-committee may have already recommended refusal, resulting in a perceived difference of viewpoint, which can be confusing to the public. It was agreed that communication could be improved and that the Clerk will write to the LDNPA planners on that subject later in October prior to the next planning sub-committee meeting.</p>
193.	<p>Planning Decisions: The planning decisions of the Lake District National Park listed on the agenda were noted.</p>
194.	<p>Follow Up List: This was reviewed and it was agreed to add 2 items that have been highlighted as potential breaches of planning control. Two items were removed from the active list and Cllr Hands agreed to follow up issues raised on the St Andrews development directly with the LDNPA. The clerk will send contact details.</p>
195.	<p>Date of Next Meeting: Wednesday 28th October 2020 via Zoom</p>

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