



# 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 24<sup>th</sup> February 2021 at 7pm

Minute No	
	<b>Participants:</b> Cllrs Jenny Borer (Chair), Adrian Legge, Christine Cook, Cath Musetti. Cllrs Fiona Wilkinson & Peter Hamilton. Also Julie Hartley, Town Clerk, Adrian Faulkner (Chamber of Trade).
241.	<b>Apologies for Absence Accepted:</b> Cllrs Alan Hands & Sandra Lilley
242.	<b>Minutes:</b> The minutes of the meeting held on 27 <sup>th</sup> January 2021 were approved for signature.
243.	<b>Declarations of Interest:</b> NONE
244.	<b>Requests for Dispensations:</b> NONE RECEIVED
245.	<b>Public &amp; Town Councillor Input:</b> <u>Adrian Faulkner</u> , Secretary of the Chamber of Trade addressed the sub-committee on 7/2021/5060: St Anne's Elleray School public car parking proposal. He underlined that this application has the support of the Chamber of Trade and local businesses and that he had written to LDNPA to that effect. He added that in recent years, car parking spaces for visitors have actually decreased, due to the changes to parking in Broad Street. He was aware of local residents concerns but feels that good signage from St Anne's to the centre of Windermere would go some way to address these.  <u>Cllr Fiona Wilkinson</u> spoke on the same item to clarify that, when she first became aware of the application, she had significant concerns about developing a public car park in school grounds. However, she has been somewhat reassured by the detailed information that the public car park can only be used when the school is closed (school holidays and weekends up to 6pm). Cllr Wilkinson also had a question of detail about the application 7/2021/5088 change of use at Ellerdene, which Cllr Legge was able to answer.  <u>Cllr Peter Hamilton</u> wished to bring to the sub-committee's attention the expansion of outdoor use of the pavement areas in Bowness and particularly Ash Street outside the Fizzy Tarte. He explained the danger this poses to pedestrians, who are forced onto the busy roads. The Chair explained that pavement café licensing is the responsibility of Cumbria County Council and that they have been alerted many times over the past few years as to the situation in Bowness. The Clerk agreed to provide more detail to Cllr Hamilton of the activity over the last 2 years.
246.	<b>Member/Clerk Announcements:</b> NONE

Signed as a true and accurate record:



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247.	<p><b>Planning Applications:</b> The following recommendations were agreed:</p> <p>a) <b>7/2021/5036: The Holt, Storrs, Bowness:</b> Demolition of existing flat roofed garage/utility. External alterations and erection of two single storey extensions and porch. (18/2) <u>Recommend Approval:</u> Improved design to the building.</p> <p>b) <b>7/2021/5047: 23, Windermere Park, Windermere:</b> Remove existing steel balcony and external steps and replace with a new, enlarged balcony and new steps. (23/2) <u>Recommend Approval:</u> No detrimental impact on neighbouring properties.</p> <p>c) <b>7/2021/5043: Matson Ground, Windermere:</b> Horsebox Canopy (22/2) <u>Recommend Approval:</u> The proposed structure will be similar in appearance to nearby agricultural buildings.</p> <p>d) <b>7/2021/5053: Crown Rigg, Brantfell Road, Bowness:</b> Removal of garage roof, erection of extension over existing garage &amp; external staircase (1/3) <u>Recommend Approval:</u> A well designed extension which will complement the existing building.</p> <p>e) <b>7/2020/5862: Rocklands, Newby Bridge Road, Bowness:</b> Construction of day-room with boat store below. (4/3) <u>Cartmel Fell Parish Council.</u> No comment.</p> <p>f) <b>7/2021/5076: Calm Waters, Newby Bridge Road, Bowness:</b> Amendment to external material for extension, condition 2 (plans) on planning permission 7/2019/5488 for extensions to boat house (8/3) <u>Cartmel Fell Parish Council.</u> No comment.</p> <p>g) <b>7/2021/5020: Arosa, Spooner Vale, Windermere:</b> Demolition of existing house and erection of new 4 bedroom house with integrated garage (9/3) <u>Recommend Refusal:</u> The building proposed is incongruous to its surroundings and does not in any way reflect the local vernacular. It is wholly out of keeping within the Lake District National Park.</p> <p>h) <b>7/2021/5060: St Anne's Elleray School, Windermere:</b> Change of use of existing school car park to include public parking including the installation of two pay and display ticket machines (5/3) <u>No objections:</u> The Town Council have highlighted many times the importance of developing further visitor parking in the area, recognizing the pressure on road use in the summer months and to reduce the incidence of illegal high season parking, which leads to a variety of risks to the community. The sub-committee is aware of local objections</p>
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	<p>from residents of Elleray Mews and understands the concerns that have been voiced to the LDNPA. However, they are confident that the issues that are raised by Elleray Mews could be dealt with by:</p> <ul style="list-style-type: none"><li>• The installation of clear signposting, which gives a clear route into central Windermere and respects the privacy of local residents;</li><li>• This could also include looking into the feasibility of a safe footpath at the side of the main A591 road.</li><li>• Installation of litter and dog litter bins and appropriate signage.</li></ul> <p>i) <b>7/2021/5069: Louper Weir, Newby Bridge Rd, Bowness:</b> Retrospective application for change of use from garage to 2no. holiday let apartments (9/3) <u>Cartmel Fell Parish Council.</u> No comment.</p> <p>j) <b>7/2021/5088: Ellerdene, Ellerthwaite Road, Windermere:</b> Change of Use from Guest House to Residential Education Facility for Students Aged 18-25 Years with Education Health and Care Plan (10/3) <u>No objections.</u> However, Town Councillors have not been able to locate a notice outside the property which would alert neighbours as to the proposed development. They recommend that the LDNPA make efforts to check that neighbours are aware and are comfortable with the proposal.</p>
248.	<p><b>Tree Applications:</b> There were no objections to the following applications:</p> <p>a) <b>T/2021/0014: Cedar Manor Hotel, Windermere:</b> Remove 1 multi stemmed holly (T1) &amp; remove 1 holly (T2) (22/2)</p> <p>b) <b>T/2021/0021: Windermere Hydro Hotel:</b> T-1, Portuguese Laurel, removal due to it causing damage to a retain wall which adjoins the public highway (8/3)</p> <p>c) <b>T/2021/0020: Storrs Hall Hotel:</b> Permission sought to carry out all recommended tree safety work as per tree report (8/3)</p> <p>d) <b>T/2021/0025: Fir Trees, Bowness:</b> Copper beech tree - reduce crown height and radius by 1.5-2.5m (16/3)</p>
249.	<p><b>For Information items:</b> <b>7/2021: Hill Rising, Bowness:</b> Siting of a Keops Interlock Brambling Mobile home in the garden. The sub-committee understands that this is purely a technical matter of law and has been sent to the Town Council for information only. However, there are significant concerns that this could become the siting of a permanent and large mobile home which could impact on</p>

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	neighbours' privacy and amenity and asks that, if possible, the LDNPA look into that issue before making a ruling. The Clerk was asked to convey this to the LDNPA planner.
250.	<b>Licensing Applications:</b> The sub-committee reviewed the one licensing application received from SLDC: Fallbarrow Holiday Park: Application for a full variation to the premises licence. The deadline for responses on this is 11 March 2021 and the members of the sub-committee felt they need more time to look at the detail online. It was agreed that they would send their comments to the Chair and Clerk by Friday 5 <sup>th</sup> March, to enable a response to be prepared. It was highlighted that licensing is not currently part of the sub-committee's terms of reference but that, given the increasing number of problems that are being experienced in Bowness with late night drinking and noise pollution, new applications should be scrutinized closely. The Clerk was asked to review the sub-committee terms of reference and make an appropriate recommendation to Town Council.
251.	<b>Planning Decisions:</b> The planning decisions of the Lake District National Park listed on the agenda were noted.
252.	<b>Follow Up List</b> The follow up list was reviewed and amended where necessary with additions being agreed to the information on Highfield, provided by Cllr Borer and on the Former Nat West Bank, as provided by LDNPA. Under this item, the sub-committee also considered the request from the residents of Belsfield Court for a member to attend the LDNPA Development Control meeting on 3 March to re-iterate the reasons for Town Council recommending refusal of the Belsfield Hotel planning application (7/2020/5187 & 5188). There was a full consideration of this request and understanding of the issues raised by residents. However, it was decided not to attend the development control meeting as the reasons for recommending refusal were clearly stated at the time and sent to the LDNPA, provoking referral to Development Control. The planning officer report has provided sufficient response to the town council's concerns. The Clerk was asked to respond to the residents of Belsfield Court.
	<b>The meeting was closed at 8.55pm</b>
253.	<b>Date of Next Meeting:</b> Wednesday 24 <sup>th</sup> March 2021 at 7pm.

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