



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 25th November 2020 at 7pm

Minute No	
	Participants: Cllrs Jenny Borer (Chair), Adrian Legge, Sandra Lilley, Christine Cook, Cath Musetti. Also Julie Hartley, Town Clerk.
207.	Apologies for Absence Accepted: Cllr Alan Hands.
208.	Minutes: The minutes of the meeting held on 28 th October 2020 were approved for signature.
209.	Declarations of Interest: Cllr Adrian Legge in planning application no 7/2020/5582. Friend and neighbour lives next door to the development.
210.	Requests for Dispensations: NONE RECEIVED
211.	Public & Town Councillor Input: A number of objections have been received in relation to application 7/2020/5307, White Lodge Hotel. James Richards, a local resident asked that his be read out under public input. He asked the sub-committee to recommend that this application be rejected, for the following reasons: <ul style="list-style-type: none">• The appearance of the development being detrimental to the “house and garden” feel of the conservation area, which is a design character of this area that is highlighted in the Bowness Conservation Area Appraisal and Management Plan (Oct 2011);• Loss of light to some of the south-facing properties in Bank Road, as the development builds up to the boundary and takes away the garden space. The Design and Access statement photographs are quite misleading on this subject; Finally, the point is made as to whether Windermere & Bowness really need another small hotel of this type.
212.	Member/Clerk Announcements: The Clerk confirmed that the LDNPA had granted extensions to the deadlines for recommendations on items (a) to (d). There were no further announcements.

Signed as a true and accurate record:



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213.

Planning Applications:

The following recommendations were agreed:

a) **7/2020/5590: St Andrews, Bowness:** Proposed refurbishment, part-demolition and extension to St Andrew's, incorporating ground-floor terrace, basement-level ancillary services and refreshments bar (23/11)

Recommend approval with conditions:

The sub-committee recognizes that the applicant has, in the new design, responded to local feedback and heritage preservation and that this is a minor amendment to the approved scheme. We would, however, impose a condition that the render on the painted elevations be either white or cream, in order to blend with the buildings in the conservation area.

b) **7/2020/5582: 12, Lickbarrow Close, Windermere:** Removal of existing uPVC conservatories, alterations to internal layout and extension to ground and first floors (23/11)
Recommend Approval. Proposed extension will be an improvement on the current design.

c) **7/2020/5652: Greenways, Middle Entrance Drive, Bowness:** Demolition of small porch areas to the front of the house and external masonry shed. 2 storey extension to the front elevation with new roof Enlargement of dormer to the front elevation and refurbishment of dormer to the back elevation. Charred timber and stonework cladding to areas. New windows and doors throughout. Replacement of existing conservatory. External landscaping work including tree planting - Amended scheme by variation of Condition 2 (plans) on planning permission 7/2020/5435 (24/11)

Recommend Approval. The revised design is a minor change to 7/2020/5435, which the sub-committee supported as being an improvement on the current building and no detriment to neighbouring properties.

d) **7/2020/5658: Tullabrig, Black Beck Wood, Bowness:** Replacing existing roof with new roof with two new bedrooms and ensuite (24/11)

Recommend approval. An attractive upward extension which will have negligible impact on neighbouring properties.

e) **7/2020/5695: Beech Hedge Lodge, Old College Lane, Windermere:** Demolition of existing garage, porch & conservatory. External alterations, erection of single storey extension & addition of first floor following planning approval ref 7/2019/5690 (1/12)
No objection. No apparent detriment to neighbouring properties.

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f)7/2020/5696: 3-5 Queens Square, Windermere: Replacement of door & windows, proposed concealed fascia lighting to south elevation (1/12)
No objections.

g)7/2020/5697: White Lodge Hotel, Windermere: Erection of a block of 8 new hotel family suites and conversion of existing hotel rooms into larger family suites. (2/12). Note previous application no 5307 now withdrawn.

Recommend refusal: It is recognized that this new application has aimed to rectify the problems with vehicular access via Bank Road, that were part of the reason for recommending refusal on the previous proposals. Access is now planned via Lake Road. We note that there have been many local objections to the revised scheme and that this application makes no improvements to answer our material concerns that were raised previously, on application 7/2020/5307. Our objections still apply as follows:

- The proposal is un-neighbourly and grossly out of scale for this site and would result in very considerable inconvenience for occupants of neighbouring properties on Bank Road. (NB the photographs that have been submitted omit the properties on Bank Road and instead show open fields and trees, which is very misleading).
- There would be a significant loss of light to the properties on Bank Road to the North East of the proposed building.
- The revised parking proposals are not convincing and the number of parking spaces still inadequate, when staff parking and more than one car per suite occupation is taken into account. There will undoubtedly be parking over-spill into the neighbouring area.
- The building design is still out of keeping with the heritage and character of the area.

h)7/2020/5715: The Ridings, Kendal Road, Bowness: Conversion of existing ground floor window, on rear elevation, to access door with porch over with associated stepped access and platform. New balcony to front elevation to match existing. Minor internal changes to alter layout and provide separate, additional living accommodation. (7/12)

No objections.

i)7/2020/5712: Chalet over the Lake, opp Meadowcroft, Storrs Park, Bowness: Re-submission of 7/2020/5374. Demolition of existing boathouse, erection of replacement boathouse with proposed two storey extension. Repositioning of existing jetty and increase in length of the jetty (7/12)

No objections. The sub-committee do have concerns about the size of this development and the use as a holiday let, but recognize that there are similar properties in the vicinity.

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	<p>j)7/2020/5730: Lamplighter Dining Rooms, High Street, Windermere: Extension to existing outside seating area, enlargement of window openings to South West and North East elevations, alterations to rear yard to provide additional parking. (10/12) <u>Recommend Approval.</u> A tastefully designed development and it is good to see that parking has been removed from the main road to the exterior of the building.</p> <p>k)7/2020/5728: Sunbeam Buildings, North Terrace, Bowness: Proposed change of use of restaurant/hot food takeaway to residential (9/12) <u>Recommend approval.</u> This development will be a useful addition to the housing stock.. If possible, this should be listed for local occupancy rather than holiday let.</p> <p>l)7/2020/5727: Jetty on lakeshore at Gatesgarth, Newby Bridge Road, Bowness: Construction of a new timber jetty to replace existing dilapidated timber jetty (9/12) Just outside our boundary (500m). Will support the recommendation of Cartmel Fell Parish Council.</p> <p>m)7/2020/5630: Innisfree, Troutbeck Bridge, Windermere: Construction of Boathouse with first floor dayroom, jetty, slipway and associated site works. (8/12) <u>No objections.</u></p> <p>n)7/2020/5721: 10, Belsfield Court, Bowness: 1st floor kitchen extension on existing balcony to rear elevation. Ground floor bedroom extension and increase in size of existing veranda at first floor level to front elevation - revised scheme (amendment of condition 2 of planning permission 7/2018/5453). 8/12 <u>No comment.</u> There is not sufficient detail in the application to inform a recommendation from the sub-committee.</p>
214.	<p>Tree Applications: The following recommendations were agreed: a)T/2020/0153: 1 Priory Mews, Priory Grange, Windermere: Remove a Beech & a Larch (26/11). No objections. Trees look to be in poor condition.</p>
215.	<p>Planning Decisions: The planning decisions of the Lake District National Park listed on the agenda were noted.</p>
216.	<p>Follow Up List: This was reviewed and agreed. It was also agreed to add an item on Lakeshore Boathouse development to the draft agenda for a meeting with LDNPA on general planning issues to be arranged for early 2021.</p>
217.	<p>Date of Next Meeting: Wednesday 16th December 2020 at 7pm via Zoom</p>

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