

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 26th August 2020

Minute No	
	Participants: Cllrs Jenny Borer (Chair), Adrian Legge, Sandra Lilley, Alan Hands. Also Julie Hartley, Town Clerk & 1 member of the public.
171.	Apologies for Absence Accepted: Cllr Magda Khan
172.	Minutes: The minutes of the e-meeting held on 29 th July 2020 were approved for signature.
173.	Declarations of Interest: NONE
174.	Requests for Dispensations: NONE RECEIVED
175.	Public & Town Councillor Input: <ul style="list-style-type: none">a) A statement of objection to planning application 7/2020/5482 (Land at Back Acre) was received from the Troutbeck Bridge Flood Action group, which was read out to the meeting by the Clerk. These objections have been posted to the LDNPA planning portal. The objections covered issues of increased flood risk which would arise from a development of this land, particularly to residents of Calgarth View. The FRA contained in the application refers to an upgrade of Bell Beck, when in fact this was a re-instatement only and did not take account of additional development in the area. Photographs were provided that show Bell Beck culvert struggling to cope with the amounts of rainfall experienced. A full upgrade of the Beck culvert would be needed prior to any development of Back Acre being considered, as there is risk not only to Calgarth View but also to Broadfield. The site of the development itself lacks filtration and permeable surfacing will not work to alleviate the problems. A further concern are the sewers, where there are already blockages in Brook Street and the A591. During Storm Desmond, raw sewage was observed on the A591 close to the bus stop area. There are other issues and inaccuracies with the Flood Risk Assessment. This development should only be considered after a full upgrade to Bell Beck and a full upgrade to the sewers.b) A statement of objection to planning application 7/20205482 (Land at Back Acre) was received from a local resident of Troutbeck Bridge and read out to the meeting by the Clerk. This statement has been sent to the LDNPA and is available on the planning portal. It covers the history of the plot. past applications and potential legal limitations of use, with open access necessary for washing lines etc. Local people are concerned about the impact of the proposed development on their light and privacy and have serious concerns about the impact of additional traffic on what is already a

Signed as a true and accurate record:

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 26th August 2020

	<p>dangerous junction. There is inadequate car parking provided in the plans, which would lead inevitably to congestion in an already congested area and further impact on the access road, which is privately maintained. The plans for the properties are out of character with surrounding buildings and the height will affect light and amenity to properties opposite. The recent work on the culvert will not alleviate the risk of flooding that this additional development would contribute to. Finally, it is difficult to understand how houses of this size and potential value will contribute to local affordable housing.</p> <p>c) A letter of objection to planning application 7/2020/5438 (Hill Rising) was received from a local resident and read out by the Clerk. The issues covered included the size of the new development, which replaces a 2 bedroom bungalow with a 2 storey 4 bedroom house, the proposed dwelling being significantly larger in layout and mass. The elevated and prominent position will have a detrimental impact on the character of the area. The details of the proposed balcony are unclear from the application, in particular the arrangements for a screen, so it is not possible to evaluate the impact on the private amenity of the house of the objector, given the close proximity.</p> <p>The Chair thanked members of the public for their input.</p>
176.	Member/Clerk Announcements: NONE
177.	Planning Applications: The following recommendations were agreed: a)7/2020/5433: Land at Bellman Landing, Storrs Park, Bowness: The erection of a 2 storey boathouse with wet dock, associated jetty and ancillary day room accommodation (resubmission following withdrawal of application 7/2020/5151) 25/8 <u>No objections.</u> b)7/2020/5379: Bowfell Close, Bowness: Proposed single storey side extension, car port and parking/ turning area (24/8) <u>No objection.</u> However, we would like to see a stipulation that, in order to minimize visual impact, the galvanized aluminium lantern and glazed car port are to be finished in matt grey. c)7/2020/5442: Gillercombe, 97, Craig Walk, Bowness: Small porch and boot room at rear (26/8) <u>No objections.</u>

Signed as a true and accurate record:

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 26th August 2020

d)7/2020/5445: Otter Bank, Newby Bridge Rd, Bowness: Construction of a replacement timber jetty adjacent existing boathouse (26/8)
Cartmel and Levens Parish not Windermere Town Council.

e)7/2020/5438: Hill Rising, Smithy Lane, Bowness: Replacement of sub-standard dwellinghouse & garaging with associated hard & soft landscaping (27/8)
Issues with overlooking other properties and balcony proposals are unclear
No objections.

f)7/2020/5435: 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 which extends to the back wall of the existing house. 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. (1/9)
Recommend approval. The design is an improvement on the current building and there is no detriment to neighbouring properties.

g)7/2020/5452: Struan, Storrs Park, Bowness: Construction of a replacement timber jetty adjacent to the existing boathouse (28/8)
Recommend Approval.

h)7/2020/5447: Watermead, Old Hall Road, Windermere: Replacement dwelling (4/9)

Recommend Refusal:

The design is completely out of keeping with the character of the existing Lakeland Arts and Crafts heritage house, which has been an attractive feature of the area for many years. The sub-committee accepts that the existing accommodation may need development but would wish to see this carried out in a way that preserves the heritage features of the current building.

i)7/2020/5492: Sundown, Keldwyth Drive, Troutbeck Bridge: Extensions and alterations (14/9)

Recommend Approval. A well considered improvement which will have no detrimental impact on neighbouring properties.

Signed as a true and accurate record:

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 26th August 2020

	<p>j)7/2020/5482: Land at Back Acre, Brook St, Troutbeck Bridge: Construction of 2 no. semi-detached dwellings and 1 no. detached dwelling and associated access and infrastructure works (following withdrawal of planning application 7/2019/5705) (10/9) <u>Recommend refusal.</u> A development of this size on this site will undoubtedly exacerbate the already high risk of flooding to the properties on Calgarth. The limited reinstatement work that has been carried out to Bell Beck by the Environment Agency will not reduce that risk, as it did not take account of additional housing development. As local residents have highlighted, there are also substantial problems with the sewage infrastructure in the village and a development of this type could only exacerbate those problems. We are of the opinion that a development on this site should not be considered until there is a full upgrade to the culvert and sewage infrastructure. We also have concerns about the impact of this development on the traffic risks that are already experienced by current residents. The site is limited, access is difficult and can be dangerous, especially joining the fast traffic on the A591.</p>
178.	<p>Tree Applications: The tree application listed below were noted. T/2020/0093: Mickledore, Phoenix Way, Windermere: Remove 2 Yew Trees</p>
179.	<p>Planning for the Future: It was agreed that the Government's White Paper, is a hefty document at 84 pages but there is some important content and it is worthwhile constructing a Town Council response. The following way forward was agreed: Members of the planning sub-committee, where possible, will read whole or parts of the document and email the Clerk with their views. This needs to be completed by <u>16th September</u> at the latest and the earlier the better. The Clerk will collate the comments into a draft response and place it on the agenda for the planning sub-committee on <u>23rd September</u>, for agreement. The draft response will then be submitted to Full Council on <u>21st October</u> for approval.</p>
180.	<p>Planning Decisions: The planning decisions of the Lake District National Park listed on the agenda were noted.</p>
181.	<p>Follow Up List: The Chair updated the sub-committee on the following items: <u>Woodland at Rayrigg Road</u> (part of proposed Highfield development). A Tree Preservation Order for the area has been issued by the LDNPA for consultation. This is a positive move and was prompted by an enquiry from the sub-committee to the LDNPA . <u>St Andrews Lake View Bar:</u> The Chair updated on the rejection of the appeal by the Planning Inspector and had circulated the report. The deadline is for the structures to be removed by 31 December 2020. This needs to remain on the follow up list and reviewed.</p>
182.	<p>Date of Next Meeting: Wednesday 23rd September 2020 via Zoom</p>

Signed as a true and accurate record: