

# 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 28<sup>th</sup> October 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. Also 8 members of the public for items c and i who left after those items.
196.	<b>Apologies for Absence Accepted:</b> Cllr Alan Hands
197.	<b>Minutes:</b> The minutes of the e-meeting held on 23 <sup>rd</sup> September 2020 were approved for signature.
198.	<b>Declarations of Interest:</b> Cllr Adrian Legge in tree application at 8a - friends with the owners of the property.
199.	<b>Requests for Dispensations:</b> NONE RECEIVED
200.	<b>Public &amp; Town Councillor Input:</b> A number of objections have been received in relation to application 7/2020/5571 and some of the correspondents attended the meeting as observers. The clerk summarized and read out the objections as falling into the following categories: <ul style="list-style-type: none"><li>• The extent of the proposed development and its impact on the landscape (21 twin unit lodges up to 4m in height with hard standing and associated infrastructure);</li><li>• Overdevelopment of the site and the density of the development, which has significant detrimental impact on neighbouring properties;</li><li>• Questions over whether this constitutes farm diversification given the current land use;</li><li>• The development is a degrading of the Landscape Character which is so important to the World Heritage site;</li><li>• Adverse effect on the woodland landscape and the removal of natural drainage;</li><li>• Detrimental impact on the setting of a key historical building - namely Blackwell House;</li><li>• Contributing to and creating light pollution contrary to World Heritage status;</li><li>• Adverse impact on the aspect from viewpoints and public footpaths;</li><li>• Inadequate access to the proposed site over a mainly singletrack road;</li><li>• Visibility problems at the site junction onto the B5830 making it unsuitable for the anticipated future traffic levels and is already unsafe.</li><li>• Inadequate parking provision on the site creating potential problems for neighbouring properties;</li><li>• The development cannot be described as sustainable, having no public transport links or any kind of local infrastructure.</li></ul>

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	<ul style="list-style-type: none"><li>The application meets none of the LDNPA objectives of protection of the landscape, tranquility and preserving the night skies;</li></ul> <p>The Chair thanked members of the public for their input and proposed that the application be considered first on the agenda so that members of the public would not be kept waiting. Also that item i be considered 2<sup>nd</sup> on the agenda as members of the public had attended to observe on this item. This was agreed.</p>
201.	<p><b>Member/Clerk Announcements:</b> The Clerk confirmed that the LDNPA had granted extensions to the deadlines for recommendations, apart from item (d) 7/2020/5581 where a decision has already been made to refuse this application. There were no further announcements.</p>
202.	<p><b>Planning Applications:</b> The following recommendations were agreed:</p> <p><b>a)7/2020/5480: Formerly Windermere Garden Centre, New Rd, Windermere:</b> Provision of office and staff welfare buildings, storage shed and associated yardage including composting area, polytunnel, deer stock fence, plant storage areas, horticultural reception building, client parking, hard and soft landscaping. (19/10) <b>Recommend Approval.</b> Town Council welcomes the return of this site to its former use.</p> <p><b>b)7/2020/5540: Former Henry Roberts Bookseller, Crag Brow, Bowness:</b> Change of use from a retail unit (Class A1) to a hot food takeaway (Class A5); installation of extraction/ventilation equipment; shop front alterations and other minor alterations (16/10) <b>Recommend Refusal:</b> This conversion of a ground floor shop into a food outlet will be un-neighbourly for several reasons - cooking smells impacting on the residential accommodation on the floors above. Noise caused by delivery vehicles collecting take-away meals and late-night customers. Access - customers are likely to stop immediately outside the food outlet, inevitably causing traffic congestion on this busy, narrow and steep road through Bowness. Access for the delivery vehicles at the rear is narrow and has one way in and out with no space for turning. It is noted that Cumbria Highways also recommends refusal.</p> <p><b>c)7/2020/5571: Land to the north of Rosthwaite Farm, Windermere:</b> Farm diversification scheme including the siting of holiday lodges and associated works. (21/10) <b>Recommend Refusal:</b> The sub-committee has read the lengthy objection documents and accepts that it is impossible to apply anything like the attention that other experts have and will give to this application. It is also noted that the development is just outside the Windermere &amp; Bowness parish boundary but Members believe it is a significant enough development to warrant comments from the Town Council. Members are concerned that the development would occupy unspoiled open pastureland and be un-neighbourly in that it would cause unacceptable nuisance to the occupants of properties at Bellman Ground. The proposal would contravene the requirements of Core Strategy 01, in that it would not</p>

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conserve and enhance the special character of the Lake District. It also contravenes Core Strategy 2, in that it does not deliver sustainable tourism, because there is no public transport to the site and self-catering guests would need to use cars to access any of the Lake District's attractions and facilities. They also believe that it does not meet the requirements of Core Strategy 7 as it cannot be described as a small scale development.

**d)7/2020/5574: 84 Victoria Road North, Windermere: Proposed side extension (21/10)**  
**No objections.**

**e)7/2020/5581: 7 Bellman Landing, Storrs Park, Bowness: Construction of Dayroom above Boathouses 7, Bellmans landing (following withdrawal of application 7/2020/5268) (23/10)**  
**LDNPA have already recommended refusal in the timescale.**

**f)7/2020/5575: Brackenrigg Lodge, Windy Hall Road, Bowness: Erection of 2no. 3-bedroom, local occupancy houses following refusal of 7/2019/5824 (23/10)**  
**Recommend Refusal:** The application does not meet the requirements of Core Strategies 1 and 25. Although the houses would be subject to local occupancy, they are unlikely to be affordable by local buyers. The application reduces the number of properties to 2, but they would both be large and very prominent and would change the rural nature of the immediate area. The Council notes that Cumbria Highways have recommended refusal and that United Utilities highlight various shortcomings in the application.

**g)7/2020/5542: 5, Rayrigg Rise, Bowness: Variation of condition 2 (approved plans) to add rooflights and window to side elevations, ref previous consent 7/2018/5717 - Replacement of existing conservatory with new two storey extension and remodelling of existing main and garage roof (27/10)**  
**Recommend approval:** An acceptable design with no detrimental effect on nearby properties.

**h)7/2020/5563 & 5564: Matson Ground House, Matson Ground, Bowness: Demolition of an existing 1930's single storey timber framed and rendered outbuilding currently used as an office. Erection of new timber framed single storey garden studio with south facing loggia (26/10)**  
**Recommend Approval:** The design is acceptable in this location which is completely concealed from public view.

**i)7/2020/5592: 56, Limethwaite Road, Windermere: Single storey extension (3/11)**  
**No objections** on any material planning consideration. However, although not material, the Council regrets the loss of a long-standing view to neighbours. Also, the tree removal that is proposed as part of the application should be re-considered, as this appears to be a healthy tree.

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**j)7/2020/5611: Midways, Windy Hall Road, Bowness:** Amendment to design of upper floor layout and elevations, condition 2 (plans) on planning permission 7/2017/5549 - Construction of dwelling (3/11)

**No objections** but Council would wish to draw attention to the drawings that accompany this application, which are completely inadequate to determine with accuracy any impact on neighbouring properties.

**k)7/2020/5616: Ashleigh, Holly Road, Windermere:** External alterations to create new entrance to the basement on the south west elevation (4/11)

**Recommend Approval:** No detriment to the special character of this building.

**l)7/2020/5625: 87, Windermere Park, Windermere:** Rear conservatory. (5/11).

**Recommend Approval.** Many neighbouring properties have similar extensions.

**m)7/2020/5601: Maiden Holme, Lindeth Drive, Bowness:** Demolition of existing 3 bedroom house, garage and ancillary outbuilding, construction of new 4 bedroom dwelling and garage. (6/11)

**No objections**

**n)7/2020/5560: St Catherine's Cottage, Patterdale Road, Windermere:** Replacement ancillary building. (6/11).

**Recommend Approval:** An attractive design with minimal impact on neighbouring properties.

**o)7/2020/5631: Storrsthaite, Storrs Park, Bowness:** Replacement timber jetty (10/11).

**Recommend Approval:** This is a like for like replacement.

**p)7/2020/5633: Mizzle Edge, Victoria Road, Windermere:** Amendment to extend render on east elevation, condition number 4 (stonework) on planning permission 7/2017/5838 erection of detached dwellinghouse (10/11)

**Recommend Refusal:** The stone cladding approved for this building helps to minimize the visual effect of a structure which is to be constructed adjacent to the street in the garden of the main building. If it proves essential that rendering is required, it should terminate at the minimum possible height and be finished to a horizontal line.

**q)7/2020/5637: Robin Hill, Longlands Road, Bowness:** Demolition of 3 bedroom house and adjoining garage, construction of 4 bedroom house, adjoining garage and pavilion. (10/11)

**No objections.**

**r)7/2020/5635: 2, Oaklands Drive, Windermere:** Detached single storey garden room with covered veranda (12/11).

**No objections**

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	<p>s)7/2020/5566: <b>Rayrigg Motors, Rayrigg Road, Bowness:</b> Demolition of existing building and erection of convenience store, petrol filling station with canopy, roof mounted solar panels, underground fuel tanks with associated access and car parking (11/11). <b>Recommend Approval:</b> The design is a significant improvement on the existing car showroom, workshop and filling station. The removal of car sales from this cluttered site will be welcome. However, the opening hours (until 11pm) could result in noise disruption in a residential area and the sub-committee would have preferred to see opening hours as per Troutbeck Bridge Services (ie 7am to 10pm).</p> <p>t)7/2020/5606: <b>Flat 1A, Belsfield Terrace, Bowness:</b> Conversion of a 2 bedroomed flat into 2, 1 bedroomed flats - Resubmission of 7/2020/5074 (11/11) <b>Recommend Approval:</b> The applicant has striven to satisfy the accommodation area requirements. This development will provide 2 much needed single bedroom units.</p> <p>u)7/2020/5653, <b>Bella Naust, Storrs, Bowness:</b> Detached boat store building (17/11) <b>No objections</b></p> <p>v)7/2020/5655: <b>Former Nat West Bank, Lake Road, Bowness:</b> Change of use of the ground floor from financial and professional services (A2) to holiday lets (sui generis) with associated external works (17/11) <b>No objections</b> on any material grounds, but the sub-committee would have preferred that some or all of this development provide accommodation for local people.</p>
203.	<p><b>Tree Applications:</b> The following recommendations were agreed:</p> <p>a)T/2020/0139: 96, Craig Walk, Bowness: Remove larger stems from a bay tree. <b>No objections.</b></p> <p>b)T/2020/0145: 64, Craig Walk, Bowness: Removal of willow tree that is encroaching on neighbouring properties and damaging wall. <b>No comment.</b></p> <p>c)T/2020/0144: Fir Trees, Ferney Green, Bowness: Fell 1 Copper Beech. <b>Question the need</b> to fell this tree which is a lovely example. Would prefer crown reduction.</p> <p>The Clerk was also asked to check with the LDNPA about permissions for removal of the large tree last week near Mountain Goat.</p>
204.	<p><b>Planning Decisions:</b> The planning decisions of the Lake District National Park listed on the agenda were noted.</p>
205.	<p><b>Follow Up List:</b> This was reviewed and agreed with one addition.</p>
206.	<p><b>Date of Next Meeting:</b> Wednesday 25<sup>th</sup> November at 7pm via Zoom</p>

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