



WINDERMERE & BOWNESS TOWN COUNCIL

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

Minutes of the Meeting of the Planning sub-committee held at Langstone House on 18th October 2023 at 7pm

Minute No	
76.	Participants: Cllr Christine Cook (chair), Jenny Borer, Marina Davis, Adrian Legge & Sandra Lilley. Also Sally Parkyn (clerk) Windermere and Bowness Town Cllrs Jackie Cooper and Kevin Heffernan and no members of the public.
77.	Apologies for Absence Accepted: NONE
78.	Minutes: The minutes of the meeting held on 27 rd September 2023 were approved for signature.
79.	Declarations of Interest: NONE
80.	Requests for Dispensations: NONE
81.	Public & Town Councillor Input: Cllr Heffernan noted the implications for planning regulations brought about by the current white paper.

82.	Planning Applications: <ul style="list-style-type: none">a) 7/2023/5569 5, Keldwyth Park, Troutbeck Bridge, Windermere: Alterations and extensions (resubmission 7/2023/5315) (23/10) No Objection. The design of the proposed extension is considered to be an improvement on that of the existing building and is unlikely to have any detrimental effect on neighbouring properties.b) 7/2023/5517 Langbank Cottage, Kendal Road, Bowness-on-Windermere, Cumbria, LA23 3HU Proposal: Replace shed with hobby room. (25/10) No Objection provided that, but to minimize visual intrusion, a muted colour such as dark green or brown would be helpful.c) 7/2023/5566 50, Limethwaite Road, Windermere: Proposed construction of sunroom. (30/10) No objectiond) 7/2023/5577 4, Annisgarth Drive, Windermere: Amendment to condition 2 (plans) on planning application 7/2023/5312 - 2-storey extension along the existing south-west elevation and replace existing doors and windows. (30/10) No objectione) 7/2023/5565 127 & 127A Craig Walk, Bowness-on-Windermere, Windermere: Change of Use of two dwellinghouses to six separate letting units/rooms. (1/11) Recommend refusal on the grounds of over development. The layout and density of the development, which now consists of 6 letting rooms, is an incompatible use which is already causing issues for neighbours.
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There is a large increase in consequential traffic from the additional lettings which has a negative impact on local parking, loading and turning affecting the road access for residents and other road users such as refuse collections. The development, particularly in the back garden, has led to both the loss of a parking space and the loss of amenity for neighbours given the impact on the quiet enjoyment of their homes and gardens caused by this commercial development (a large commercial Biffa waste bin is kept outside the property). The potential noise and disturbance from such a densely occupied holiday property and the provision of, what appear to be, hot tubs is unacceptable. The materials and design are not in keeping with the conservation area and from the back the new buildings -crammed in as they are to the relatively small space-look very dominant and overbearing due in part to the proliferation of outbuildings and high fence. The materials are not appropriate with artificial tiles having been used on the outbuildings.

It would appear that the structures in the back garden and the surrounding fence have been constructed without the benefit of planning permission and there is no reference to the outbuildings in this application.

- f) 7/2023/5568 58 A, Main Road, Windermere: Change of use of single apartment to three separate letting units/rooms (retrospective) (1/11)
No Objection on material grounds other than the density of building (1 room turned into 3) and the fact that this has been operating as a commercial enterprise for well over a year without any regard for the legally required planning procedures. It is regretted that the applicant has not chosen to make this property available as much-needed one and two-bedroom residential accommodation.
- g) 7/2023/5446 Nonsuch, 17, Annisgarth Park, Windermere: Demolition of existing dilapidated outbuilding and construction of new double garage with annexe accommodation above. (7/11)
No Objection, on the assumption that this application is treated as a new residential property with an appropriate local occupancy condition being applied to the effect that the building can only be used in a manner ancillary to the main house. In the absence of a tree report the Town Council would look for assurance that there will be no negative impact on the surrounding trees given the larger footprint of the new building.
- h) 7/2023/5425 Nonsuch, 17, Annisgarth Park, Windermere: Two storey extension to the West elevation along with internal alterations and an extension to the existing balcony (8/11)
Recommend Refusal on grounds of privacy and density. Specifically, the proposed large west-facing windows would have a significant detrimental effect on the privacy of the immediate neighbouring property, No. 18 Annisgarth Park, particularly as the existing building is very close to the plot boundary and to the neighbouring property.



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	<p>i) 7/2023/5590 Staddlestones, Greenstiles Park, Windermere: Amendment to design of original proposal, condition 2 plans on planning permission 7/2022/5281 - Erection of front porch and construction of side garden structure and associated landscaping work. (9/11)</p> <p>No objection however, the Town Council feel that this application diverges significantly from the original application and would question the use of the phrase "slight amendment" to describe the new proposals (which include the addition of a swimming pool, sauna, shower area and outdoor kitchen).</p>
83.	<p>Tree Applications:</p> <p>i. T/2023/0136 Springwood, Meadow Croft Lane, Storrs: Fell T2 Sycamore (26/10) No objection</p> <p>ii. T/2023/0137 The Larches, Holly Road, Windermere: T1 Conifer - fell; T2 and T3 conifers to fell. (31/10) No objection to the felling of T1(diseased) however recommend refusal/review by LDNPA Tree Officer for the felling of T2 and T3. Both are within the conservation area and the Town Council would question why skilful tree surgery/appropriate pruning could not be used to preserve both of these trees.</p>
84.	<p>Non consultation notifications: NOTED</p> <p>7/2023/5600 Miller Howe Hotel, Rayrigg Road, Windermere: Approval of details reserved by conditions 3 (Foundation design of the Delivery/Laundry Extension) & 4 (Tree protection measures) on planning permission 7/2023/5335 for Alterations and extensions: replacement orangery, bar/lounge extension, portico and new restaurant entrance, dormer windows, new terrace and replacement balconies.</p>
85.	<p>Appeals: To note NONE</p>
86.	<p>Licensing Applications: NONE</p>
87.	<p>Follow Up List</p> <p>This was reviewed and the proposed sale of Brown Sugar makes progressing that case a priority. There was hope that case E/2020/0270 Inisfree would be investigated soon as it has now been three years since the planners were alerted to the suspected breach.</p>
88.	<p>Illegal Camping:</p> <p>LDNPA representative Tony Watson will be attending the Full Council meeting on 10.1.24. Westmorland and Furness Councillor will be asked to find out who to contact about camping on their land and Cllr Legge provided the contact details of an area manager at the National Trust for the Clerk to contact.</p>
89.	<p>Cumulative Impact Assessment & Marshals request:</p> <p>The multi-agency meeting is set for 27.10.23. Cllrs Christine Cook and Marina Davies and the Clerk will be attending to represent the Town Council.</p>
90.	<p>Planning Decisions: NOTED</p>



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91.	Date of Next Meeting: Wednesday 29th November 2023 at 7pm, Langstone House.
	The meeting was closed at 7:50pm

Signed as a true and accurate record: