



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, Broad Street, Windermere on 29th September 2021 at 7pm

Minute No	
	Participants: Cllrs Jenny Borer (Chair), Kate Tripp, Cath Musetti & Christine Cook. Also Beccy Pinder, Assistant Clerk
44.	Apologies for Absence Accepted: Mayor Adrian Legge
45.	Minutes: The minutes of the meeting held on 25 th August 2021 were approved for signature.
46.	Declarations of Interest: NONE
47.	Requests for Dispensations: The following was relayed to the sub-committee in respect of application no 7/2021/5689 (Elleray School at item (h)). As chairman of the Planning sub-committee it is recognised that there is a Town Council ownership interest. This is not a pecuniary interest, as the Town Council owns the land in Trust on behalf of the people of Windermere. It is important that the Town Council provides feedback to the LDNPA on this significant application and will be unable to do so without a general dispensation for its members to speak, debate, and make recommendation. Therefore, I would ask that a general dispensation is required and noted on this occasion to cover all members involved.
48.	Public & Town Councillor Input: 10 minute presentation by Russell Adams of Adams Planning & Development Ltd for 7/2021/5689 followed by questions from sub-committee. The Chair thanked Russell for his attendance and brought forward this application for discussion.
49.	Planning Applications: The following recommendations were agreed: <ul style="list-style-type: none">a) 7/2021/5661: 11, Brow Crescent, Windermere: Demolition of existing flat-roofed garage & conservatory. Erection of single storey extension. Replacement of existing dormer flat roof with pitched roof (17/9) APPROVED BY LDNPA <u>Already determined</u> as approved by LDNPA. The sub-committee is in accord with this decision.b) 7/2021/5680: Far Away, High Borrans, Windermere: Removal of existing garage and fence. Construction of new garage, turning head driveway, retaining walls, soak away and erection of new boundary fence (23/9)

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	<p><u>Recommend Approval:</u> Garage will be much improved and is supported by neighbours</p> <p>c) 7/2021/5681: Belsfield Cottage, Belsfield Terrace, Bowness: Proposed additional balcony to rear elevation with modified openings and replacement doors and windows. New external stair. Replacement doors and windows to front elevation and replacement of front porch construction (23/9)</p> <p><u>No objections</u></p> <p>d) 7/2021/5650: The Birches, Cornbirthwaite Road, Windermere: Proposed annexed home office & un-adopted road access alterations (24/9)</p> <p><u>Recommend refusal:</u> Oak Tree already subject of TPO (No 435 19/7/21). Neighbours and LDNPA previous objection to tree removal, sub-committee feel much further investigation required at this stage.</p> <p>e) 7/2021/5685: Windermere Community Church, Park Road, Windermere: Mixed church and cafe use with extensions for disabled access (28/9)</p> <p><u>No objection in principle:</u> LDNPA need to look carefully at issues of privacy and structural impact on neighboring property as outlined in letter of representation.</p> <p>f) 7/2021/5690: Hill Rising, Smithy Lane, Bowness: Amendment to Condition 2 (plans) on planning permission 7/2020/5829 for replacement of sub-standard dwelling house and garaging with associated hard and soft landscaping (29/9)</p> <p><u>Recommend refusal:</u> sub-committee feel variation on one of the conditions of prior approval 7/2020/5438 & 5829 (namely sizing of glazed areas) needs to be revisited by LDNPA.</p> <p>g) 7/2021/5694: Methodist Church, Main Road, Windermere: To remove the leaking chimney stack and slate over the area. This following an earlier re slating of the roof (29/9)</p> <p><u>No objections.</u></p> <p>h) 7/2021/5689: St Anne's Elleray School, Windermere: The erection of up to 7 no. dwellings with associated infrastructure and ancillary facilities in Outline with Access defined. (5/10)</p> <p><u>Further to presentation by Russell Adams, insufficient information at this juncture to reach any conclusion by the sub-committee.</u></p> <p>More concise information needed as follows:- Further detail of woodland Further detail of access via lodge entrance Further detail of impact on Orrest Head entrance</p> <p>ACTION - To request WBTC access rights with Town Clerk</p>
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| | <p>i) 7/2021/5687: The Hoo, Ambleside Road, Windermere: Replacement and enlargement of rear dormer windows, creation of a small balcony area. (5/10)
<u>Recommend Approval:</u> sub-committee noted sympathetic and attractive proposals on an 'unlisted' Arts & Crafts building</p> <p>j) 7/2021/5583: Land at Post Knott, Bowness: Construction of 1no. two-storey dwelling and 1no. three-storey dwelling to meet local housing needs (6/10)
<u>No objection in principle:</u> sub-committee would like privacy & dominance over Fern Bank taken into consideration.</p> <p>k) 7/2021/5710: Rockery Wood, South Crescent, Windermere: Construction of a new 2 storey, 3 bedroom dwelling. Works include the demolition of a sun room attached to the existing house, which is to be retained. (7/10)
<u>No objections</u></p> <p>l) 7/2021/5651: Oakden Tile & Stone, Longlands Road, Bowness: Change of use of bathroom showroom to residential (8/10)
<u>No objections</u></p> <p>m) 7/2021/5691: Underhelm, Annisgarth Avenue, Windermere: New roof with raised ridge including front dormer (8/10)
<u>No objections</u></p> <p>n) 7/2021/5730: 14, St Mary's Park, Windermere: Amendment to design for extension. (15/10)
<u>No objections</u></p> <p>o) 7/2021/5729: Jetties & Slipway to north of existing Ferry Nab boathouse, Ferry Nab: Replacement of 2 jetties on the same footprint and repairs and part replacement of existing slipway and rails. (15/10)
<u>Recommend approval:</u> Like for like replacement.</p> <p>p) 7/2021/5723: Ash Cottage, Winster Road, Windermere: 2 single storey extensions to front and rear (15/10)
<u>No objections</u></p> <p>q) 7/2021/5721: Rivendell, Brook Rd, Windermere: Dormer roof extensions at rear and new velux windows at front. (15/10)
<u>No objections</u></p> <p>r) 7/2021/5732 & 3: The Rockerfeller Aparthotel, Exchange House, Bank Terrace, Bowness: Installation of a Euronet NCR Self Serv 26 ATM to the entrance door. ATM fascia with blue surround and an illuminated blue and white ATM sign with blue lettering on a white background. (19/10)
<u>No objections</u></p> <p>s) 7/021/5586: Land off Elleray Road (opp Caxton Cottage): Erection of garage (20/10)</p> |
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	<p><u>No objections</u>: sub-committee would like stone walls to be retained or replaced however</p>
50.	<p>Tree Applications:</p> <p>T/2021/0148: Old Fallbarrow, Bowness: Fell 4 ash (T1, T2, T3 & T8), 3 sycamore (T4, T5 & T6) and 1 beech (T7). Crown lift up to 5m (G1) (28/9) <u>Recommend refusal</u>: 'Conservation Area' LDNPA to consider further with more supporting information required</p> <p>T/2021/0156: Oakdene, Windermere: Fell 3x Ash, fell 6x cypress. Remove dead wood and reduce by 1 to 2m 1x oak (5/10) <u>Recommend refusal</u>: 'Conservation Area' with 2 TPO's already in place. LDNPA to consider further with supporting information and evidence required.</p> <p>T/2021/0157: The Knott, Bowness: Prune back Beech from house and chimney stack. Reduce crown by 2-3m to balance crown (5/10) <u>Recommend refusal</u>: Evidence from approved expert of alleged disease and diagnosis required at this stage.</p> <p>T/2021/0158: Ashdown House, Windermere: 1. reduce crown by 1-2m to balance crown on Beech 2. Oak - remove dead wood 3. fell Red Cedar 4. Pine - remove dead wood (5/10) <u>Recommend refusal</u>: sub-committee recommend LDNPA assess whether TPO needs enforcing.</p>
51.	<p>Licensing Applications:</p> <p>The Lake View Bar & Grill, Glebe Rd, Bowness: Application for a full license variation (representations to SLDC by 5/10/21) <u>Sub-committee unable to make decision as no concise information available online with regards to this application</u></p>
52.	<p>Planning Decisions: NOTED</p>
53.	<p>Follow Up List</p> <p>The follow up list was reviewed.</p>
54.	<p>The meeting was closed at 21.05</p>
55.	<p>Date of Next Meeting: Wednesday 27th October 2021, 7pm at Langstone House</p>

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