



# 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 24<sup>th</sup> March 2021 at 7pm

Minute No	
	<b>Participants:</b> Cllrs Jenny Borer (Chair), Adrian Legge, Christine Cook, Cath Musetti. Cllr Fiona Wilkinson (for first 45 mins). Also Julie Hartley, Town Clerk and 4 members of the public.
254.	<b>Apologies for Absence Accepted:</b> Cllrs Alan Hands & Sandra Lilley
255.	<b>Minutes:</b> The minutes of the meeting held on 24 <sup>th</sup> February 2021 were approved for signature.
256.	<b>Declarations of Interest:</b> All members of the sub-committee declared their non-pecuniary interest in application no 7/2021/5144, as the proposed development is to accommodate town council meetings.
257.	<b>Requests for Dispensations:</b> A group dispensation has been granted to all members of the sub-committee to enable them to discuss and comment on 7/2021/5144 on the basis that it would be impossible to submit recommendations otherwise.
258.	<b>Public &amp; Town Councillor Input:</b> The Clerk had received many written local residents' complaints about the proposed change of use at 32 Main Road (7/2021/5166 &7) which had been copied to the sub-committee. The following residents addressed the sub-committee in person and asked the sub-committee to recommend refusal: <u>Belinda Worsley:</u> Highlighted the lack of balance on the current high street in Windermere, where there are already many bars and pubs and less amenities for people who live locally. This proposed bar would be surrounded by residential properties and consequent problems for the occupants of those properties. The lack of outside space is a significant problem and customers will overspill onto the narrow pavement, making access and secondary smoking a real issue. <u>Lois Gosney:</u> Lois pointed to the collective adverse effects if this proposal is allowed to go ahead. The proposal is contrary to CS20 in the Local Plan, which aims to seek a balance of amenities on the high street. There is no clear community need for another bar or pub in this area. Retail outlets for local people have diminished over the years and there is no longer any balance on the Windermere high street between facilities for locals and visitors. There is real concern in the community that this proposal would have a significant negative impact on the neighbourhood, leading to increased night time noise, anti-social behaviour, mis-use of bins (there is insufficient space for commercial bins), congestion on the narrow road and further vehicle emissions. Lois referred the sub-committee to her detailed written objection.

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	<p><u>Dave Morton:</u> Re-iterated what had already been said by his fellow residents and focused on the lack of outdoor space which is inadequate for a modern bar. The pavement is very narrow and there is no space at the back of the building for waste and recycling. There will be over-spill onto the narrow pavement and into the alley, which will inevitably lead to noise, anti-social behaviour and litter.</p> <p><u>Sarah McCormack</u> addressed the sub-committee in support of her application 7/2021/5156, Broomhill and made the following points: The previous application, which had been refused, did not clarify the fact that the site of the proposed house would be a kitchen garden and not the natural woodland. The new application makes clear that the development will not have an impact on the woodland and a full tree survey has been undertaken. The aim to enhance the garden and its link to the legacy of the house is highlighted. Councillors asked various questions, which clarified plans for the access to the property, particularly if, at some point in the future it is to be divided. They also confirmed the local occupancy requirement. It was also noted that the deadline was missed to contest the previous refusal via appeal and hence the revised application.</p> <p><u>Cllr Fiona Wilkinson</u>, in attendance, asked further questions about future plans for Broomhill and also stated her concerns about the lack of fire safety at 32 Main Rd, with there being only one entrance and exit.</p> <p>The Chair thanked everyone who had made the effort to join the meeting and make their views known and it was agreed that the applications referred to should be brought forward and discussed first on the agenda.</p>
259.	<p><b>Member/Clerk Announcements:</b> The Clerk reminded all present of the protocol aimed at maintaining meeting discipline in the virtual environment. This includes remaining muted, apart from the four members of the sub-committee and the Clerk, not using the chat function and acknowledging that the opportunity to speak for public and Councillors was now complete and no further opportunity would be made available.</p>
260.	<p><b>Planning Applications:</b> The following recommendations were agreed: a) <b>7/2021/51116: 1 Thornbarrow Road, Windermere: 2 storey extension and alterations.</b> <u>No objections</u></p>

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- b) **7/2021/5096: 11, North Terrace, Bowness:** Single storey rear extension and addition of roof lights for attic conversion (22/3)  
Recommend approval. Useful adaptation of the building with no detriment to neighbouring properties.
- c) **7/2021/5087: Fallbarrow Caravan Park, Rayrigg Rd, Bowness:** Replacement signage at The Boathouse. Replacement panel in the swing sign and replacement lettering which is built up, face and halo illuminated on the fascia with wall mounted menu unit (19/3)  
Recommend Approval: The signage is tasteful and appropriate and is visible only to guests at the caravan park.
- d) **7/2021/5114: National Trust Cockshott Point:** 1x Landscape large 'partner and welcome' orientation panel (1700x1783x100mm), 1x Mini welcome & orientation panel (1500x1205x100mm) Each panel will be free standing fixed to two oak posts. The panels will include historical and current information about the site, including services available to visitors. The panels will also contain a map, showing the walking trails and points of interest in the area (19/3)  
Recommend Approval as an enhancement to the visitor experience. Suggest that National Trust liaise with the LDNPA area ranger to establish the precise positioning in order to avoid restricting views.
- e) **7/2021/5125 1 North Terrace, Bowness:** Replacement rear extension (23/3)  
Recommend Approval: Attractive modernisation of existing extension.
- f) **7/2021/5120: Matson Ground House, Matson Ground, Windermere:** Amendment of condition no. 2 of planning permission reference 7/2020/5563 to allow an amended footprint of the building: 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 (23/3)  
Recommend Approval. Will result in improved appearance.
- g) **7/2021/5119: Land at Bellman Landing, Storrs Park, Bowness:** Erection of a single replacement boathouse comprising wet docks, jetties and living accommodation; associated site works; and a site wide landscaping scheme including a replacement vehicular access. (24/3)  
Recommend refusal: This will result in a significantly wider and longer building on the lake edge and it projects further into the lake than adjacent boathouses. Any development should not increase the buildings' mass as seen from the lake. There are significant concerns about the potentially dangerous access from the highway and the lack of parking and the Highways Authority have already recommended refusal.

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- h) **7/2021/5134: Parson Wyke House, Glebe Rd, Bowness:** Rebuilding of two double height bay windows identical to existing. Renovation of two chimney stacks. General repairs (30/3)  
Recommend Approval: Sensitive renovation to a listed building.
- i) **7/2021/5156: Broomhill, Birthwaite Rd, Windermere:** Local needs dwellinghouse following refusal of application ref 7/2020/5238 (31/3)  
No objections: The revised application and the detailed tree survey reassured the sub-committee that this proposal will not impact on the natural woodland. The design is simple and discreet and the building will be well shielded from the road. This is a residential area and there is a need in this area for housing for local people.
- j) **7/2021/5127: Hill End, Longtail Hill, Windermere:** Installation of solar panel array. (2/4)  
No objections: Recommend that a condition is imposed to install hedging to conceal the array from neighbouring properties.
- k) **7/2021/5142: Windermere Marina Village:** Amendment to occupancy restrictions, condition 10 on planning permission 7/2016/5647, Demolition of reception building, sales area, shop, staff apartments and 29 houses and redevelopment of site with 38 unfettered apartments, 33 holiday / staff apartments, replacement reception offices and sales area, alterations and solar pv panels to existing workshop building and Boathouse Restaurant. (1/4)  
No objections.
- l) **7/2021/5155: 5 Langrigge Court, Bowness:** Replacement of existing UPVC garden room with timber framed garden room in same position (6/4)  
Recommend Approval: Will result in improved appearance more in keeping with the vernacular of the building.
- m) **7/2021/5149: Hopebeck, Keldwyth Drive, Troutbeck Bridge:** Erection of a glasshouse/garden room of less than 40 sq m within the grounds of a private residential property. (5/4)  
Recommend Approval: An attractive addition to the garden.
- n)
- o) **7/2021/5166: 32 Main Rd, Windermere:** Change of use from shop to bar. (6/4)  
**7/2021/5167: 32 Main Rd, Windermere:** 1 x fascia sign and 1 x projecting sign (6/4)  
Recommend refusal of both applications: The sub-committee is in agreement with the many local residents who have objected to this application and cannot see the

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community need for any more establishments that sell alcohol. Main road is an inappropriate location for a bar as it comprises a mix of residential terraced houses, flats and retail premises with living accommodation above. Externally, there is a very narrow pavement. The introduction of a bar into this residential setting would have a significantly detrimental effect on residents' amenity, increasing the risk of noise pollution and anti-social behaviour. There is no space for a cellar or for a smoking area, which puts residents further at risk of secondary smoking. There are no facilities for staff and there are concerns about fire safety.

- p) **7/2021/5169: The Hening & Stable Cottages, Hening Lane, Windermere:** Installation of a broadband kiosk upon a concrete base (6/4)  
Recommend Approval: Essential infrastructure that has minimal visual impact.
- q) **7/2021/5144: Ellerthwaite Depot, Broad Street, Windermere:** To convert the existing redundant Council Depot to offices to be used by Windermere Town Council (6/4)  
The sub-committee understands that SLDC have asked for this application to be paused and put on hold for a short time pending further discussion about the design. Therefore, at this stage, there is no comment.
- r) **7/2021/5176: 3 Maple Court, Cross Street, Windermere:** New dormer window to north elevation. (8/4)  
Recommend Approval: Pragmatic use of roof space without detriment to neighbouring properties.
- s) **7/2021/5136: 1 Barden Mead, Thornbarrow Rd, Windermere:** Erection of greenhouse and gazebo. (7/4)  
No objections.
- t) **7/2021/5182: Thornbeck Manor, Thornbarrow Rd, Windermere:** Alterations to the existing dwelling and erection of single storey extension. Demolition of the existing shed and construction of ancillary annexe (13/4)  
No objection to the building design, but the plans for parking provision are not clear and the land that is currently used for parking is part of the development. The LDNPA should carefully check plans for parking and ensure that there is no impact on Thornbarrow Road, which is a busy thoroughfare and the property is close to local schools and a day nursery.
- u) **7/2021/5102: Westwinds, Storrs Park, Bowness:** Replacement and extension of existing timber jetty (12/4)  
No objections.

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	<p>v) <b>7/2021/5204: Loughrigg, Ambleside Rd, Windermere:</b> Amendment to design condition 2 (plans) on planning permission 7/2019/5576 for internal and external alterations, including proposed balcony and roof alterations (14/4) <u>No objections.</u></p> <p>w) <b>7/2021/5214: 9 Windermere Park, Windermere:</b> Revised roof orientation to single storey extension forming a garage to the southeast elevation (14/4) <u>No objections</u> but the LDNPA should note that this roof is almost built!</p> <p>x) <b>7/2021/5187: Cannon Crag, Storrs, Bowness:</b> Proposed demolition of existing plant room (uninsulated) and replacement with larger plant room (insulated) and proposed rebuilding of existing chimney stack in a smaller form (14/4) The sub-committee came to no conclusion on this proposal and the technical nature of the building, having concerns about the size of the proposed room, leading to further concealment of the original house from the lake. It is strongly recommended that a LDNPA planner visits the site and looks in detail at the proposal.</p>
	<p><b>Tree Applications:</b></p> <p>a) <b>T/2021/0026: Nab Wood, Ferry Nab, Bowness:</b> Fell 1 spruce (in G15), Crown reduce 1 cypress by 2m and 1 leylandii by 1m (in W8) (18/3) <u>No objections</u></p>
262.	<p><b>Licensing Applications:</b></p> <p>a) SPAR, Rayrigg Road: Grant of premises licence. (24/3) <u>No objections.</u></p> <p>b) Ye Olde John Peel, Rayrigg Road, Windermere: Full Variation to existing licence. (24/3) Recommend that there be no alcohol sales before 11am and no consumption of alcohol outdoors after normal licensing hours.</p> <p>c) Bandito Burrito, 30 Main Rd, Windermere: Grant of premises licence. (7/4) Recommend that alcohol can only be sold with meals served and consumed on the premises and NOT with take-aways.</p>
263.	<p><b>Planning Decisions:</b> The planning decisions of the Lake District National Park listed on the agenda were noted.</p>
264.	<p><b>Follow Up List</b> The follow up list was reviewed and an amended date inserted for the conclusion of the Highfield TPO.</p>
	<p><b>The meeting was closed at 9.35pm</b></p>
265.	<p><b>Date of Next Meeting:</b> Wednesday 28<sup>th</sup> April at 7pm.</p>

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