



# 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 28<sup>th</sup> April 2021 at 7pm

Minute No	
	<b>Participants:</b> Cllrs Jenny Borer (Chair), Adrian Legge, Christine Cook, Cath Musetti, Alan Hands. Councillors to observe: Cllr Kate Tripp, Marina Davis & Fiona Wilkinson. Also Julie Hartley, Town Clerk.
266.	<b>Apologies for Absence Accepted:</b> NONE
267.	<b>Minutes:</b> The minutes of the meeting held on 24 <sup>th</sup> March 2021 were approved for signature.
268.	<b>Declarations of Interest:</b> NONE
269.	<b>Requests for Dispensations:</b> NONE
270.	<b>Public &amp; Town Councillor Input:</b> An email had been received from a local resident with regard to ongoing works at Windermere Garden Centre and this had been copied to all members of the sub-committee. This was discussed and it was agreed that the concerns raised refer to the works taking place and to previous applications that have already been approved. The Clerk will reply along these lines and recommend that, if there are any breaches of previously approved plans, these should be addressed by the resident directly to the LDNPA.
271.	<b>Member/Clerk Announcements:</b> The Clerk updated the sub-committee on progress with arranging a training session on licensing with SLDC. She also drew attention to the email circulated today which explained in detail the latest position with regard to street café licenses and enforcement. Cllr Legge updated the sub-committee on a phone call received with regard to noise emanating from Brown Sugar in Windermere. He had attempted to check the details of the license for Brown Sugar on the SLDC website but had struggled to obtain clear details. It was agreed that the issue of how to use the SLDC website should be raised in the training session that is being arranged.

Signed as a true and accurate record:



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272.

### Planning Applications:

The following recommendations were agreed:

- a) **7/2021/5217: Robin Hill, Longlands Rd, Bowness:** Demolition of 3 bedroom house and adjoining garage, construction of 4 bedroom house and adjoining garage following withdrawal of planning application 7/2020/5637 (15/4)  
Recommend Approval: The scale of the proposed building is appropriate for the concealed site and the design has some appreciation of the vernacular style. As a new building, this should be limited to local occupancy.
- b) **7/2021/5212: Braithwaite Fold Car Park, Bowness:** To create a car parking area for South Lakeland District Council on land that is currently used for storing boats over flowing from the Ferry Nab Car park. (16/4)  
Although the sub-committee fully supports the need to increase parking in this area, it is important that the facilities provided are good quality and meet environmental standards. It is noted that many of the concerns raised by Highways have been dealt with by SLDC but that the issue of a water culvert on the site appears to be still outstanding and is recommended that this is investigated prior to completion of the development. For these reasons, the sub-committee is unable to make a clear recommendation.
- c) **7/2021/5206: Flats 1 & 4 Exchange House, Lake Road, Bowness:** Approval of details reserved by condition 5 (renewable or low carbon energy source) on planning approval ref 7/2018/5113 - Change of use of the first and second floors from financial and professional services (A2) to holiday lets, associated works to erect a rear extension to contain a staircase access and provision of new doors, windows and dormer windows. Alterations to windows and doors at ground floor level on front elevation proposed to enable use of ground floor as retail (A1) (permitted development under Class E of the TCPO 2015) (14/4)  
The sub-committee noted that this application has already been decided on by LDNPA (granted).
- d) **7/2021/5226: The Beeches, Storrs Park, Bowness:** Proposed new outbuilding to house plant and equipment for new sustainable heating installation (Ground Source Heat Pump) (21/4)  
Recommend Approval: This is an inobtrusive improvement to the property with environmental sensitivity.

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- e) **7/2021/5224: 20 Ghyll Road, Windermere:** Demolition of conservatory and proposed single storey extension (21/4)  
The sub-committee has no objections to the design of this application, which is neat and unobtrusive. However, it is not clear, from the diagrams, if there will be an impact on light for the neighbouring properties (applying the 45degree rule). This should be investigated and confirmed by the LDNPA before any decision is made.
- f) **7/2021/5235: 4, Langrigge Court, Bowness:** Balcony to provide amenity space. (21/4)  
Recommend refusal: The design of the balcony is completely out of keeping with the character of this classical Victorian villa.
- g) **7/2021/5237: 52 Windermere Park, Windermere:** Removal of existing conservatory , rebuild new extension to form new kitchen and breakfast area (22/4)  
Recommend Approval: Improved design.
- h) **7/2021/5241: 1, Storrs Cottages, Storrs Park, Bowness:** Alterations & extension to domestic dwelling to create kitchen diner with separate utility and living room to ground floor; extension to first floor to create 4 bedrooms one with ensuite; new garage / workshop with studio room behind with separate entrance; demolish and replace existing store / wood store to create new store / outbuilding (26/4)  
No objections.
- i) **7/2021/5248: Ladysmere, Storrs Park, Bowness:** Extension to the existing dwelling to provide a pool house, following the demolition of the existing boathouse, alongside the construction of a replacement timber jetty (27/4)  
Recommend refusal: The design of the conversion of a traditional boathouse into a swimming pool is inappropriate, changes the character of the exterior and is a potential over-development of the lakeshore.
- j) **7/2021/5254 (LB) & 5255: Hazelrigg, Kendal Road, Windermere:** Ground floor extension, enlarged window opening plus additional window opening to ground floor, two additional window openings to first floor, internal alterations and external alterations. Resubmission of 7/2020/5826 & 5832. (27/4)  
Recommend approval: This application is improved and has responded sensitively to the original objections from neighbours.

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- k) **7/2021/5066: Formerly Windermere Garden Centre, New Road, Windermere:** Change of Use of an additional 20m depth of land to the north west to correlate with the Tenancy Deed Plan and formation of permeable hardstanding surface on the extended area (7/5)  
No objections. The tree survey recommendations should be taken into account.
- l) **7/2021/5293: Greystones, Spooner Vale, Windermere:** New extension to form two new bedrooms and shower room (12/5)  
No objections
- m) **7/2021/5302: Hedgerows, Victoria Road, Windermere:** Amendment to design of the fenestration, addition of solar pv & thermal panels, amendment to the material and size of the parking area and the use of sized local slate in lieu of diminishing courses, conditions 2 (plans) and 5 (slate) on planning permission 7/2013/5625 for a two storey detached dwelling (17/5)  
No objections. Supportive of energy saving measures.
- n) **7/2021/5279: White Lodge Hotel, Lake Road, Windermere:** Erection of a block of 6 new hotel family suites and conversion of existing hotel rooms into larger family suites (17/5)  
The sub-committee were not able to confirm that a notice had been placed outside the property and that local neighbours had been given full opportunity to comment. Given that the deadline for comments is close to the next planning meeting, it was agreed to postpone discussion of this application until that meeting.
- o) **7/2021/5310: Squirrel Bank, Ferry View, Bowness:** Detached dwelling to meet local housing needs (18/5) No objection provided that this is reserved for local occupancy?  
No objections to this OUTLINE planning application but the sub-committee notes that the detailed application and design will follow for separate consideration.
- p) **7/2021/5297: 64, Oakthwaite Road, Windermere:** Proposed single storey side extension (19/5). No objection. Modest extension and an improvement on the current structure.  
No objections: Modest extension and an improvement to the current structure.
- q) **7/2021/5308: Royal Windermere Yacht Club, Fallbarrow Road, Bowness:** Removal / demolition of the existing terrace. Construction of a new elevated terrace above an undercroft boat garage. The new terrace is to include a dedicated BBQ area, sail style canopy, access stairs and planting bed. (20/5)  
Recommend approval: Distinct improvement to the club's facilities.

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273.	<p><b>Tree Applications:</b></p> <p>a)T/2021/0051: 8, Old College Park, Phoenix Way, Windermere: Reduce 1 holly tree by 2m (T1), 1 confer tree by a third (T2), 2 yew trees by 3m (T3 &amp; T4) (20/4) <u>No objection</u></p> <p>b)T/2021/0052: Rocklands, Queens Drive, Windermere: Fell 3 trees (23/4) <u>No objection</u></p> <p>c)T/2021/0054: Storrs Hall Hotel, Bowness: Fell non-native and invasive rhododendron Ponticum and prunus laurocerasus overgrown shrubbery. Remove limb/branch 1 oak (T045). Fell 1 beech (T012) (7/5) <u>No objection</u></p> <p>d)T/2021/0062: St Mary's Church, Ambleside Road, Windermere: Maple - Fell due to multiple branch failures and weak splitting included unions. Birch - Crown lift to create a clearance of up to five metres over the access lane to dwellings (19/5) <u>No objection</u></p>
274.	<p><b>Licensing Applications:</b> NONE</p>
275.	<p><b>Planning Decisions:</b> The planning decisions of the Lake District National Park listed on the agenda were noted.</p>
276.	<p><b>Follow Up List</b> The follow up list was reviewed and two local developments, which have been referred to LDNPA enforcement were added: Kankku, Victoria Road, Windermere Oakbank, Helm Road, Bowness; Cllr Legge also agreed to follow up a potential breach of planning on Limethwaite Road, with the LDNPA.</p>
	<p><b>The meeting was closed at 21.01pm</b></p>
277.	<p><b>Date of Next Meeting:</b> Wednesday 19<sup>th</sup> May at 7pm at Langstone House.</p>

Signed as a true and accurate record: