

Minutes of an additional meeting of Cartmel Fell Parish Council held by ZOOM on Monday 15th February 2021 at 8pm.

Present were Councillors Alan Telford (Chairman), Chris Cannon, Helen Smith and Mike Smith, and Parish Clerk Kevin Price.

### **Planning:**

*The following applications were considered:*

#### **7/2020/5862 Rocklands, Newby Bridge Road. Construction of day-room with boat store below.**

Approval is recommended, with a condition that the 'day room' remains as such and does not become a bedroom or further accommodation.

#### **7/2021/5076 Calm Waters, Newby Bridge Road. Amendment to external material for extension, condition 2 (plans) on planning permission 7/2019/5488 for extensions to boat house.**

Approval is recommended.

#### **7/2021/5883 Fawns Keep. Extension of the existing dwelling, following withdrawal of application ref 7/2020/5777**

The Council objects to this application and recommends refusal.

A recent application at this location was refused by LDNPA. This Council pointed out that work had already been commenced on site and, following email correspondence, the Council was assured that this was in fact the removal of knotweed from the site.

The Council would like to see details of a full survey of knotweed being carried out and have an assurance that this has now been eradicated. The council would like to see evidence that the knotweed has been removed fully and by a registered contractor to a registered tip. Also the council would request there be a site survey to confirm the site is now fit to be built on confirming no knotweed is present

The rear extension glass wall will be very visible from the A592 and at night when the lights are on will shine directly towards the road.

The property is described as being 'in Windermere' - it is at least four miles from Windermere town and a reasonable distance from the Lake. This is most misleading.

The Council feels this application is an improvement on the previous one, but that the proposed development is too large for the plot of land it is on and there is inadequate parking for construction vehicles while the work is carried out, should permission be granted.

**7/2021/5069 Louper Weir, Newby Bridge Road. Retrospective application for change of use from garage to two holiday let apartments.**

The Council objects to this application and recommends refusal:

When was approval given for the garages? The Council has been unable to discover this information. How can retrospective permission be given if the garages were not granted permission in the first instance.

All the other properties at this address are holiday lets as this will be if given permission. Permission for all the present units was obtained using residential rights but they are now registered as small businesses - should there not be a change of use application for these properties.

**7/2020/5854 Hartbarrow Cottage, Cartmel Fell. Alterations and extensions, replacement garage and associated works.**

**and**

**7/2020/5857 Hartbarrow Cottage, Cartmel Fell. Proposed annexe.**

The Council objects to these applications and recommends refusal:

The proposed development does not add anything of use to the community, it is not useful housing stock it actually reduces housing stock and only provides Holiday let's for large parties.

The description 'in the Windermere Valley' is misleading - it being several miles from Windermere town and a good distance for the Lake.

There are concerns about the water supply being inadequate the source supplies other properties and as been known to dry up if large groups of holidaymakers start drawing on this supply everyone will be without water.

The sewage treatment plant is shown to discharge back into a stream which other properties extract their water from at a lower point this is unacceptable.

There is no mention of change of use from a residential property to a business.

Access is via a shared drive which is very narrow and unsuitable for the increase in traffic that would occur if permission is granted.

Over 50% of properties in Hartbarrow are now holiday homes..

The annex building as the potential to be yet another holiday let.

*The meeting closed at 9pm.*

*Signed:*

*Dated:*