

## Planning Application 7/2007/5729 - Boaters Hotel, Lakeside - Objections

1. The planning application refers to 'dilapidation' of existing building. It is believed that the current building is far from dilapidated and could be restored.
2. Nobody has expressed any objection to the design of the building, but several have pointed out that the proposed building is in fact significantly bigger than the old one and extends right up to the boundaries of the site.
3. The new building is to operate as an annexe to the Lakeside Hotel, which is just across the road and under the same ownership. The application makes the point that, should the need arise at any point in the future, the two buildings could revert to separate concerns but this could not happen unless considerable changes were to be made to the plans for the new hotel. This consists almost entirely of bedrooms: there is no dining room, no sitting room, no bar and only a small preparation kitchen. This would need to be changed if it were to operate independently.
4. The application admits that not enough parking space is available with only 11 spaces for the 16 rooms, presumably because the site is to be so extensively developed as to prevent this. The plan is that residents would be able to use the parking already utilised by the Lakeside Hotel but it is clearly likely to lead to more pressure on other parking available in local roads such as Woodland Close and Woodland Vale.
5. Although the application is very full of information and includes a wildlife survey which explains the plans to safeguard the local bat population, it makes only glancing references to the major issues of drainage and disposal of sewage. Both hotels have bad reputations on this matter and, although things are better now than they were, most people have very strong and unpleasant memories of obnoxious smells permeating the village in the recent past. It is clear that as the new hotel will have about six additional bedrooms compared with the old one, not to mention the three staff mentioned elsewhere in the application, that much more use is to be made of any existing sewage system and septic tank. The local view is that any redevelopment should only be allowed on the understanding that the drainage and sewage provision is properly and adequately overhauled and made more effective.
6. The other major concern is the loss of amenity that this development would bring to the village. The old Boaters had a bar and served pub meals, whereas the new one clearly will not. The management at the Lakeside Hotel has made it quite clear to many local residents that it is not interested in local trade and the prices of its meals and drinks would be such as to deter this happening in any case. Not only does this deprive locals of a friendly place in which to enjoy a drink and a meal but it also has further implications. Many of the small local businesses, including local guest houses, would send customers to the Boaters for a drink and a meal. Now there is nowhere to go except the cafe at the quay and the Lakeside Hotel which has made it clear that it does not want such trade. The tourists on the Windermere Lake Steamers and visitors to the aquarium, the steam railway and the bobbin mill are all affected by this development and the loss of amenity which it entails.