



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 on 29th November 2023 at 7pm

Minute No	
99.	Participants: Cllr Christine Cook (chair), Jenny Borer, Marina Davis & Sandra Lilley. Also Sally Parkyn (clerk) Windermere and Bowness Town Cllr Caroline Kearney & Westmorland & Furness Cllr Steve Bavin and no members of the public.
100.	Apologies for Absence Accepted: Adrian Legge (holiday - applications reviewed and report submitted)
101.	Minutes: The minutes of the meeting held on 18 th October 2023 and the extraordinary meeting held on 16 th November 2023 were approved for signature with the correction of the heading for the extraordinary meeting.
102.	Declarations of Interest: NONE
103.	Requests for Dispensations: NONE
104.	Public & Town Councillor Input: NONE
105.	Planning Applications: <ul style="list-style-type: none">a) 7/2023/5639 Beechwood, Beresford Road, Windermere: Change of use of guest house to two units Unit A to be a dwelling or self-catering holiday let and Unit B to be a guest house or dwelling or self-catering holiday let with external alteration of closing up ground floor doorway. (16/11) No objection on material grounds, though the use as permanent lettings, rather than holiday lettings, would go some way to satisfying the demand for small residential properties.b) 7/2023/5635 Westbourne Hotel, Biskey Howe Road, Windermere: Change of use from guest house to two self-catering holiday let units or two permanent dwellings plus self-catering holiday let unit for The Cottage. (17/11) No objection on material grounds, though the use as permanent lettings, rather than holiday lettings, would go some way to satisfying the demand for small residential properties.c) 7/2023/5644 Tree Tops, Kendal Road, Bowness-On-Windermere: Demolition of existing single garage and construction of four car garage with solar panel roof. (17/11) No objectiond) 7/2023/5649 Wendover, Windy Hall Road, Bowness-On-Windermere: Amendment to condition 1 (plans) on planning permission 7/2023/5205 - Replacement of substandard dwellinghouse, the development of annexe with double garage and ancillary accommodation, new vehicular access to A5074 and associated works. (20/11)



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No objection. Having visited the site we consider the proposed double gable is more in keeping with the traditional Lakeland vernacular than that originally approved. While we sympathise with the objections made these are not material in relation to this amendment application.

- e) 7/2023/5425 Nonsuch, 17, Annisgarth Park, Windermere: Two storey extension to the East elevation along with internal alterations and an extension to the existing balcony (Previous application mistakenly stated West elevation)(10/11).

No objection to an extension on the East elevation. In the absence of a tree report the Town Council would look for assurance that there will be no negative impact on the surrounding trees given the larger footprint of the new building.

- f) 7/2023/5660 Hilton House Hotel, New Road, Windermere: Change of use of Guest House and separate managers accommodation to 2 dwellings, one for permanent occupancy, and one for either short term holiday letting or permanent occupancy. (24/11)

No objection to the hotel building becoming a permanent home as supported by policy 15. (Housing) However, while the Town Council's preference is always for permanent local occupancy homes, the detached house was decreed in 2002 to be unsuitable. In 2002 permission was granted for the detached house (7/2002/5564) on condition that "the accommodation shall not be occupied otherwise than by the proprietor/manager or members of staff of the Hilton House Hotel together with dependants". The reason was because the dwelling within the grounds of the guest house (GH) with shared access and no separate curtilage is unsuitable for occupation by persons unconnected with the operation of the GH. On that ruling the property could not be used as a permanent dwelling. It may however be possible to use it as a short-term letting.

- g) 7/2023/5654 Land adjacent Middle Entrance Drive, Windermere: Amendment to condition 1 (plans) and condition 2 (slates) on planning permission 7/2023/5385, proposed erection of a single local occupancy dwelling condition (Reserved Matters). Details provide to satisfy requirements of condition 4 (construction method statement) and condition 6 (surface water drainage) on planning permission 7/2022/5603 (Outline) (28/11)

There are **No Objections** to the change to condition 1 regarding the garage wall finish however we **Recommend refusal** of the proposed change to condition 2. LDNPA were very specific in relation to the use of slates- these were specified as being local blue/grey mined or quarried in Cumbria. No explanation has been given for the proposed change to green slates and as such we recommend refusal on the grounds that this goes against a condition that has been considered very specifically and carefully by LDNPA.



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	<p>h) 7/2023/5676 Former Rayrigg Motors site, Rayrigg Road, Windermere: Amendment to condition 1 (plans) of planning permission 7/2023/5190, amendment to condition 4 (slate) on planning permission 7/2022/5810 for demolition of existing building and erection of convenience store, petrol filling station with canopy, roof mounted solar panels, underground fuel tanks with associated access and car parking. (6/12) <u>No objection</u></p> <p>i) 7/2023/5684 2 Edlan Place, Old Hall Road, Troutbeck Bridge, Windermere: Single storey front and rear extensions (12/12) <u>No objection</u></p> <p>j) 7/2023/5693 Ferry Nab Cottage, Ferry Nab, Windermere: Like for like replacement of timber jetty. (18/12) <u>No objection</u></p> <p>k) 7/2023/5697 Ellerwood, Storrs Park, Windermere: Demolition of part of existing dwelling house, proposed one and two storey extensions with attached double garage, proposed detached single storey summer house, proposed detached single storey garden store, and alterations to entrance drive with external landscaping works. (18/12) While the Planning Subcommittee is disappointed by the loss of the 17th century building there are <u>No Objections</u> on material grounds.</p> <p>l) 7/2023/5698 Shepherds Complex Glebe Road, Bowness-on-Windermere: Like for like replacement of 4 jetties for Windermere Boat Sales. (19/12) <u>No objection</u></p> <p>m) 7/2023/5700 Fernthwaite, Ellerthwaite Road, Windermere: Balcony to rear elevation. (20/12) <u>No objection</u></p> <p>n) 7/2023/5705 Wayside, Birkett Hill, Bowness-on-Windermere: Demolition of single storey utility room, construction of single storey side extension and rear dormer windows. (21/12) <u>No objection</u></p> <p>o) 7/2023/5706 Windermere Boat Sales Ltd, Winander House, Glebe Road, Bowness on Windermere: Insertion of new bifold doors in lieu of single door on west elevation of Winander House and alterations to site works (21/12) <u>No objection</u></p>
106.	<p>Tree Applications:</p> <p>i. T/2023/0150 Briars Cragg, Lindeth Drive, Bowness-On-Windermere: Fell 1 Sycamore tree (T10) due to severe basal decay. Fell 1 dead Ash stump (T11) (20/11)</p>



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	<p><u>Refer to LDNPA Tree Officer</u> as form states tree not diseased and does not include proposal for replacement trees.</p> <p>ii. T/2023/0156 Windermere Marina Village, Bowness On Windermere: Works to various trees - See tree schedule. (30/11) <u>No objection</u> . Comprehensive report by BHA Trees.</p> <p>iii. T/2023/0159 The Spinney, St. Marys Park, Windermere: Fell 2 birch trees. (30/11) <u>Refer to LDNPA Tree Officer</u> due to lack of detail on form.</p> <p>iv. T/2023/0176 10 Rayrigg Gardens, Windermere, LA23 2PA Proposal: T8 - Goat Willow - Fell as in severe decline with multiple branch failures and poor specimen. (21/12) <u>Refer to LDNPA Tree Officer</u> as form states tree not diseased and does not include proposal for replacement trees.</p>
107.	<p>Non consultation notifications: NOTED</p> <p>I. 7/2023/5664 Ellerwood, Storrs Park, Bowness-on-Windermere: Commencement of development 7/2020/5559 - Demolition of existing stable block / maintenance shed and erection of dwelling with associated access road and garden area.</p> <p>II. 7/2023/5692 6, Applerigg, Windermere: Excavation of land to accommodate swimming pool.</p> <p>III. T/2023/0172 Meadow Ghyll, Beemire Lane, Birthwaite Road, Windermere: 5 Day Notice - Fell 1 Goat Willow tree.</p>
108.	<p>Enforcement notices: NOTED</p> <p>E/2021/033A & E/2021/033B Land at The Crafty Baa 19 & 21 Victoria Street, Windermere: Use as a café (A3) and retail (A1) not in accordance with conditions 5, 6 and 8 attached to planning permission reference 7/2017/5792. Also, operational development, the erection of two awnings and a window box without planning permission.</p>
109.	<p>Appeals: To note: NONE</p>
110.	<p>Licensing Applications: NONE</p>
111.	<p>Follow Up List</p> <p>This was reviewed and archiving of completed case Annex at 7 Brantfell Walk agreed.</p>
112.	<p>Cumulative Impact Assessment & Marshals request:</p> <p>The subcommittee notes that the CIA request will now be considered by Westmorland & Furness Council Licensing and the Marshalls request is under discussion with regard to a possible grant application for the next financial year.</p>
113.	<p>Planning Decisions: NOTED</p>
114.	<p>Date of Next Meeting: Wednesday 16th December 2023 at 7pm, Langstone House.</p>
	<p>The meeting was closed at 7:42pm</p>

Signed as a true and accurate record: