



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 18th December 2024 at 7pm

Minute No	
121.	Participants: Cllr Christine Cook (chair), Jenny Borer, Marina Davis & Adrian Legge. Also, Sally Parkyn (clerk) W&F Cllr Steve Bavin And no members of the public.
122.	Apologies for Absence Accepted: Cllr Kevin Heffernan (ill health)
123.	Minutes: It was resolved to approve the minutes of the meeting held on 27 th November 2024 for signature.
124.	Declarations of Interest: None
125.	Requests for Dispensations: None
126.	Public & Town Councillor Input: None

127.	Planning Applications: <ul style="list-style-type: none">a. 7/2024/7/2024/5659 Lansdown, Kendal Road, Bowness-on-Windermere: Replacement of substandard dwellinghouse - variation of condition 4 (slate) and the removal of condition 5 (windows & doors) of planning permission 7/2023/5461 to change the colour of the slate to locally quarried blue/grey slates. (23/12) <u>No objection</u> to condition 4. Condition 5 had been imposed by LDNPA therefore it was referred to them for a decision.b. 7/2024/5549 The Laurels, Meadowcroft Lane, Ferry Nab, Windermere: Creation of 1st floor through erection of rear dormer.(26/12) <u>No objection</u> provided that no further tree-felling is undertaken at this site. However, we would like to note the issue of the covenant which we will raise separately with the National Park.c. 7/2024/5668 8, Annisgarth Drive, Windermere: Single storey rear extension, new garage structure, new front steps with porch (Amendment to planning application Ref: 7/2024/5579) (27/12) <u>No objection</u>d. 7/2024/5663 Land to south of Lake View, Ferry Nab, Bowness on Windermere: New timber jetty and localised dredging to 1m below summer lake level. (27/12) <u>No objection</u>e. 7/2024/5664 Co-op, Lake Road, Bowness on Windermere: Replacement refrigeration plant and general decoration works. (30/12) <u>No objection</u> the Subcommittee note the very thorough noise assessment study.f. 7/2024/5638 8, Thwaites Lane, Windermere: Double storey side & rear extension. (31/12)
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	<p><u>No objection</u></p> <p>g. 7/2024/5666 Waterbeck, Thornbarrow Road, Windermere: New single storey detached garage Reply by: (31/12) <u>No objection</u></p> <p>h. 7/2024/5631 Grey Walls Hotel, Ellera Road, Windermere: Use as an Aparthotel with 17 short term holiday letting units with external alterations. (6/1) <u>No Objection.</u> This development will result in an improvement to the existing streetscape. However, we have concerns that ten parking spaces will be inadequate for the proposed seventeen letting units and the expectation that many guests will arrive by public transport is optimistic. Should the planners be minded to approve this application we would ask that conditions to address these concerns be included.</p> <p>i. 7/2024/5656 The Kennels, Lindeth, Windermere: Renovation and alteration, including new surface water and foul water drainage. (7/1) <u>No objection,</u> provided that the recommended bat protection measures are carried out.</p> <p>j. 7/2024/5538 Brookfield, Longtail Hill, Bowness on Windermere: Demolition of two, single-story garage buildings. Erection of single-storey side extension to include space for a new double garage, bike storage, utility and boot room. Replacement pool and associated landscaping works and garden building. Installation of awning to east, north and south elevations. (8/1) <u>No objection.</u></p> <p>k. 7/2024/5674 Fellside Close, Kendal Road, Bowness-on-Windermere: Construction of a new 2 bedroom detached property on a garden plot. (9/1) INVALID</p>
128.	<p>Tree Applications:</p> <p>I. T/ T/2024/0209 The Old Station, Victoria Street, Windermere: T1 - Leylandii - 3 metres wide x 6 meters tall - removal to improve visibility for vehicles driving onto the car park. (30/12) <u>No objection</u> but the subcommittee would prefer that the tree be pruned rather than felled if possible.</p> <p>II. T/2024/0211 Rose Garth, Oakland, Windermere: T1 Holly - reduce down by 4 metres; T2 Willow - remove 3 metres off the top and shaping in the sides; G1 Group of Yew trees making up a hedge - reduce by 1 metre to allow more light in. (31/12) <u>No objection</u></p> <p>III. T/2024/0215 Oakburn, Thornbarrow Road, Windermere: T1 Yew - reduce crown by 1.5m; T2 Yew - reduce crown by 1.5m; T3 Thuja - fell; T4 Rhododendron -fell. (1/1) <u>Refer to Tree Officer.</u> No reason given to fell the two trees rather than prune.</p>



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	<p>IV. T/2024/0210 3, Priory Gardens, Windermere: T1 - Oak - badly damaged with split in trunk - crown reduction to 3 metres above ground level. T2 - dead Beech tree - fell to ground level.(1/1) Refer to LDNPA Tree Officer to determine, TPO tree badly damaged.</p>
129.	<p>Non consultation notifications:</p> <ul style="list-style-type: none">• 7/2024/5653 Bowfell Close, Middle Entrance Drive, Bowness-on-Windermere: Approval of details reserved by condition no 6 (renewable energy) of planning permission 7/2023/5654 - Erection of a single local occupancy dwelling.• 7/2024/5592 11a, Quarry Brow, Bowness-On-Windermere: Use of 11a Quarry Brow as a self-contained dwellinghouse.• T/2024/0220 Bowfell, Middle Entrance Drive, Bowness-On-Windermere, Windermere: Fell 1 Fern Leaf beech tree - 5 day notice• 7/2024/5677 The Lynn, Ambleside Road, Windermere: Non-material amendment to planning application 7/2024/5474 (Alterations and extensions to main house and ancillary building. Formation of new car port) for alterations to window material.
130.	<p>Planning Appeals: APP/Q9495/W/24/3354802: 7/2024/5156 Appeal: 1 Oakland, Carriage Drive, Windermere: Demolition of existing garage and lean-to. Erection of two storey detached dwelling & garages The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 as amended. The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 as amended. If you wish to make additional comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at https://acp.planninginspectorate.gov.uk.</p>
131.	<p>Licensing Applications: None</p>
132.	<p>Follow Up List: This was reviewed and one item archived.</p>
133.	<p>LDNP Design Code: This was discussed and feedback agreed that the amendments were a big improvement with clear, helpful diagrams and explanations.</p>
134.	<p>Cumulative Impact Assessment (CIA) & Marshals request: It was noted that the W&FC Licensing Officer will brief the planning subcommittee at 6pm on 22nd January.</p>
135.	<p>Planning Decisions: These were noted. The planners report on 7/2024/5357 in which the Subcommittee's concerns about noise issues resulting from a change from a guest house to a holiday let with no on site staff was discounted, was discussed. The subcommittee has asked the clerk to investigate whether it would be possible to collect data on whether such a change of use does result in issues for neighbouring properties.</p>
136.	<p>Date of Next Meeting: Wednesday 22nd January 2025 at 7pm, Langstone House.</p>
137.	<p>The meeting was closed at 8:10pm</p>

Signed as a true and accurate record: