



# 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 27<sup>th</sup> November 2024 at 7pm

Minute No	
104.	<b>Participants:</b> Cllr Christine Cook (chair), Jenny Borer & Adrian Legge. Also, Sally Parkyn (clerk) Windermere & Bowness Town Councillors (W&BTC) Sandra Lilley And six members of the public.
105.	<b>Apologies for Absence Accepted:</b> Cllr Kevin Heffernan - illness. Cllr Marina Davis and W&F Cllr Steve Bavin - prior commitment.
106.	<b>Minutes:</b> It was resolved to approve the minutes of the meeting held on 23 <sup>rd</sup> October 2024 for signature.
107.	<b>Declarations of Interest:</b> Cllr Legge declared a non-pecuniary interest in 7/2024/5619 Snowberry Lodge due to his wife's connection with the owners.
108.	<b>Requests for Dispensations:</b> None
109.	<b>Public &amp; Town Councillor Input:</b> The architect spoke in support of <u>7/2024/5582 White Gates</u> , noting the new design had responded to previous concerns particularly in lowering the roof and using a more traditional design.  The applicant spoke in support of <u>7/2024/5642 Broomhill</u> , explaining her ties to the local community. The new design reflected changes in response to the ground conditions with the ability to dig deeper providing space for an extra storey. This was needed to accommodate a growing family with a requirement for office space and storage. The new design also aimed to better reflect the local vernacular and Broomhill main house itself.
110.	<b>Planning Applications:</b> a. 7/2024/5550 Bryers Cottage, Far Sawrey, Ambleside: Erection of dwelling and associated infrastructure following demolition of existing dwelling. (Responded under delegated powers - Recommend Refusal) <b>Recommend refusal</b> The Town Council Planning subcommittee wish to make a recommendation on this planning applications at a prominent lake shore property. The house as proposed in the plans, will be highly visible from the Lake. W&BTC have previously stated that the western shore of Windermere Lake has retained and should continue to retain its quiet unspoiled ambience. The introduction of a large scale house with dominant balconies fronting the South elevation will be highly visible particularly because it will not be obscured by the mature woodland that previously existed prior to the illegal felling of 242 trees. We are recommending refusal on the grounds of: 1. Inappropriate design, scale and appearance of the building quite out of keeping with the style of the neighbouring properties on the western shore and the quiet sylvan setting. 2. Loss of trees - the forestry commission made it very clear that the land is subject to the licence or notice should be removed from any planning permission granted for a wider area. We would recommend that any remaining trees on the site along with those which



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are eventually planted should be protected by a tree preservation order. Even if the land subject to licence is not involved, the illegal felling of the trees has made the modern dominant exterior of the house visible and obtrusive. 3. Nature conservation and biodiversity. A protected species mitigation licence for bats will be required prior to works being carried out and a mitigations strategy has been prepared to ensure that the welfare of the local bat population is maintained. The previous behaviour of the applicant puts any confidence in this happening in doubt. A biodiversity report has been virtually impossible to prepare because “substantive changes to habitat condition at the time of planning application being made...we are aware of habitat features which have been purposefully degraded after 30th January 2020 within the red line boundary which were not subject to planning or other secretary of state consent/there has been clearance of trees from the garden area” We note that this is a highly sensitive site of international importance in the heart of a World Heritage Site. As the local residents who have objected point out, this planning application contravenes the local plan many ways. In short, we would support Claife Parish in their response to recommend refusal and amplify it with our own notes as set out above.

- b. 7/2024/5591 4, Annisgarth Drive, Windermere: Erection of detached garage / office building and installation of new tarmac hard court sports pitch within curtilage of dwelling.

**Recommend refusal.** The proposed sports pitch is unneighbourly and would generate noise which would have an adverse effect on the quiet enjoyment of this exclusively residential area. The addition of extra car parking spaces, suggests that it could facilitate the use of the sports ground by non-resident visitors. In addition, the position and use of external lighting -which is likely to create unacceptable disturbance-is not mentioned and needs clarification. We also note the regrettable loss of even more trees (3) in addition to the 7 which were felled to facilitate this large building with the result that 10 trees will, in effect, be replaced by tarmac. The increased area of hard surface increases flood risk and decreases biodiversity on the site. This application would be an incongruous addition, inconsistent with the character of the area.

- c. 7/2024/5582 White Gates, Middle Entrance Drive, Bowness-On-Windermere: Demolish existing house and garage and replace with new dwelling and garage outbuilding.

**No objection:** The subcommittee feel that all reasonable steps have been taken to address the neighbours’ concerns. Consequently, there is no objection on the grounds that identified issues have been satisfactorily addressed subject to:

- a satisfactory resolution of the Highways position
- a PSML for Bats being obtained prior to works being carried out and the proposed mitigation strategy followed
- the Copper Beech TPO being protected during construction.



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- d. 7/2024/5568 3 Thornbarrow Road, Windermere: Change of use from 6 bed guest house C1 (with 1 bed owners accommodation annexe to the rear) to domestic house C3. No external changes or internal changes required.  
**No objection** A welcome addition to much needed housing stock.
- e. 7/2024/5575 Low Cubble, Bellman Ground, Bowness-On-Windermere: Link extension from house to existing garage.  
**No objection**
- f. 7/2024/5524 White Lodge Hotel, Lake Road, Windermere: Alterations and change of use of partly constructed extension to the White Lodge Hotel permitted under extant 7/2021/5279, form 5 no local occupancy dwellings.  
**No Objection** to the creation of 5 local occupancy dwellings subject to satisfactory clarification with regard to parking and access arrangements which are not mentioned in the application.
- g. 7/2024/5587 14, Ghyll Close, Windermere: Demolition of two single storey extensions to be replaced with an insulated single storey extension.  
**No Objection.** The site has sufficient space so as not to have a detrimental effect on neighbouring properties.
- h. 7/2024/5553 Brantfell Farm, Helm Road, Windermere: Change of use to boat storage.  
**No objection** provided that boats are to be stored within an existing building. Storage of boats outside the building would be out of keeping with this entirely rural setting.
- i. 7/2024/5604 Cressbrook, Storrs Park, Bowness-On-Windermere, Windermere: Like for like replacement timber jetty on same footprint.  
**No objection**
- j. 7/2024/5518 3, Ferry View, Bowness-on-Windermere: Change of use from staff accommodation to holiday let studio and change of use from garden to undercover garden with fireplace (retrospective).  
**No objection** we accept the property is too small to meet the conditions for use as a permanent residence.
- k. 7/2024/5452 Errols Restaurant, Exchange House, Lake Road, Bowness-on-Windermere: Bin store to side of existing restaurant - Retrospective.  
**No objection subject to proposed condition.** It is noted that, when permission was granted to convert the bank building into holiday apartments and, subsequently, a bar/restaurant, no provision was made for refuse containers. The timber enclosure is a practical solution to concealment of unsightly refuse bins. However, the existing structure is out of keeping with the traditional stone-built and rendered Victorian building. If LDNPA is minded to grant permission to retain



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this structure, a Condition should be added requiring the timber to be stained black or charcoal in order to match window-frames and doors of the main building and to make the structure less conspicuous.

- l. 7/2024/5612 Fellcroft, Kendal Road, Bowness-On-Windermere: Alterations and extension.  
**No objection.** The site is large enough to accommodate this moderately-sized extension. The subcommittee have concerns at the introduction of zinc which is not in keeping with the vernacular but no objection to the proposals themselves as long as the overall design is not compromised.
- m. 7/2024/5619 Snowberry Lodge, Ferry View, Bowness-on-Windermere: New road access and parking spaces.  
**No objection.** From the application it is rather unclear as to what the exact proposals are. As such we can see no reason to object subject to satisfactory input from Highways if required.
- n. 7/2024/5611 Holly Park House, 1, Park Road, Windermere: Change of use from guest house to a guest house or one selfcatering holiday let unit.  
**No Objection.** The proposed Change of Use is a pragmatic solution to the changing demands of tourism.
- o. 7/2024/5642 Broomhill, Birthwaite Road, Windermere: Local needs dwellinghouse following refusal of application ref 7/2020/5238 - variation of condition 2 (plans) and condition 4 (tree protection measures) of planning permission 7/2021/5156 relating to design and tree protection.  
**No Objection.** The proposed amendments to the approval given to application 7/2021/5156 are proportionate and reasonable, making practical use of the site's sloping profile. The density and design of the house has changed and it is considerably bigger than originally proposed however it remains 3 bedroom, in the same location, cannot be seen and there is no impact of trees.
- p. 7/2024/5637 Winster, Sunny Bank Road, Windermere: Construction of new canopy porch; removal of existing balcony and replacement with new larger balcony, change existing window to a door onto balcony; new external cladding/finishing to existing house.  
**No objection**
- q. 7/2024/5624 Haisthorpe, Holly Road, Windermere: Change of use from guest house to flexible use as either one selfcatering holiday let unit or a dwelling.  
**No Objection** as this change of use reflects current trends but would hope that the change is to a much needed dwelling.
- r. 7/2024/5586 Maiden Holme, Lindeth Drive, Bowness-On-Windermere: Erection of a single-storey detached garage structure.



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	<p><b><u>No objection</u></b></p> <p>s. 7/2023/5552 Lakeside Hotel, Newby Bridge: Dredging of lake bed adjacent to 8 jetties used by Lakeside Hotel to approx. 1m below summer lake level.</p> <p><b><u>No objection</u></b></p>
111.	<p><b>Tree Applications:</b></p> <p>I. T/2024/0178 Fallbarrow Park, Rayrigg Road, Bowness-on-Windermere: See tree report. Very comprehensive arboriculturist report. Proposals seem reasonable and justified. <b><u>Final decision with LDNPA Tree Officer but No Objection.</u></b></p> <p>II. T/2024/0187 Elm Cottage, 19 Oldfield Court, Windermere: T1 - Acer - crown reduction 3 to 3.5m. <b><u>No objection</u></b></p> <p>III. T/2024/0192 Crown Rigg, Brantfell Road, Bowness-On-Windermere: T-1, fell 1 conifer by steps. T-2, Beech, reduce in height by 3m so it becomes part of the hedge. T-3, 4, Lime, crown lift over road 4m and lift over garage to give 1.5m clearance. T-5, Yew, reduce by 1.5m all round. <b><u>No objection</u></b></p> <p>IV. T/2024/0197 Windermere Manor Hotel, Rayrigg Road, Windermere: G1 - mixed broad leaf- reduce all trees touching the hotel roof to give a 2.5m clearance of the hotel to reduce any damage to the roof of the property. These are beautiful trees with TPOs. Any work should be carried out very carefully and not be excessive. Is a 3 metre crown reduction really necessary? <b><u>LDNPA Tree Officer to review.</u></b></p> <p>V. T/2024/0182 Flat 23, Beechwood Close, Bowness on Windermere: G1 - Horse Chestnut trees x6 - crown reduction by 3 metres and prune back from road to provide clearance, and reduce weight. <b><u>No objection</u></b></p> <p>VI. T/2024/0200 13, Fairfield, Bowness: Fell 1 sycamore (T1) to ground level. LDNPA Tree Officer to review. <b><u>No Objection if the disease is untreatable.</u></b></p>
112.	<p><b>Non consultation notifications:</b></p> <ul style="list-style-type: none"><li>7/2024/5610 Lake frontage to north of carpark on lake side of Lakeside Hotel, Windermere Lake Cruises, Lakeside: Non-material amendment to planning permission 7/2023/5302 (Detailed planning application to remove one dilapidated jetty and construct two new floating jetties and a self-drive boat hire kiosk, boardwalk and associated site works) for amendment to the orientation to the ridge line of the ticket office and additional awning to the west elevation. Addition of solar pv panels to south elevation.</li></ul>



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	<ul style="list-style-type: none"><li>7/2024/5651 Land at Meadowcroft, Storrs Park, Windermere: Approval of details reserved by condition 2 (external materials) on planning permission 7/2022/5346 - reserved matters application for 4 no detached two storey dwellings.</li></ul>
113.	<b>Enforcement Notices:</b> <ul style="list-style-type: none"><li>E/2022/0157 Land at 133 Craig Walk: Without planning permission, the making of a material change of use of the land from one dwellinghouse to two dwellinghouses. Notice takes effect 18/12/24 unless and appeal is made against it.</li></ul>
114.	<b>Planning Appeals:</b> <ul style="list-style-type: none"><li>7/2024/5076 Bordriggs Farm, Kendal Road, Bowness-on-Windermere: The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 as amended</li><li>7/2024/5145 La Sagesse, Queens Drive, Windermere: The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 as amended.</li></ul>
115.	<b>Licensing Applications:</b> PL(N)037462 Domino's Pizza, Lake Road, Bowness-on-Windermere: consultation closed prior to meeting so considered under delegated powers: <b>No Objection</b>
116.	<b>Follow Up List:</b> This was reviewed.
117.	<b>Cumulative Impact Assessment (CIA) &amp; Marshals request:</b> Despite a follow up email to the officer in charge of the request and an email to the new W&FC cabinet member for Licensing no response has been received. The clerk will chase again prior to the December meeting and copy in ward councillors, Cabinet Member and Head of Department. The CIA and SSOs have been included in the list of requests for support from W&FC in 2025 as otherwise it can not be funded by the Town Council.
118.	<b>Planning Decisions:</b> NOTED
119.	<b>Date of Next Meeting:</b> Wednesday 18 <sup>th</sup> December 2024 at 7pm, Langstone House.
120.	<b>The meeting was closed at 8:10pm</b>

Signed as a true and accurate record: