



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 28th February 2024 at 7pm

Minute No	
154.	Participants: Cllr Christine Cook (chair), Jenny Borer, Marina Davis, Adrian Legge & Sandra Lilley. Also, Sally Parkyn (clerk) Westmorland & Furness (W&FC) Cllr Steve Bavin and two members of the public.
155.	Apologies for Absence Accepted: NONE
156.	Declarations of Interest: NONE
157.	Requests for Dispensations: NONE
158.	Public & Town Councillor Input: A member of the public, who had objected to the previous application at 7 Biskey Howe Park, explained that she had decided not to object to application 7/2024/5021 as it had addressed many of her previous objections, although she still had concerns about traffic and drains.

159.	Planning Applications: <ul style="list-style-type: none">a. 7/2024/5021 7, Biskey Howe Park, Windermere: Demolition of existing house and construction of new 5 bedroom dwelling. <u>W&BTC No objection</u> on material grounds to the new design but the planning subcommittee have concerns about the traffic generation, noise, disturbance and impact on the sewerage system caused by the building's intended usage as a ten person holiday let which will impact the residents of both Biskey Howe Park and Craig Walk.b. 7/2024/5015 Doctors Surgery, Windermere Health Centre, Goodly Dale, Windermere: Replacement of timber cladding with concrete render to exterior of existing outrigger to health centre, Installation of flights of steps and access ramps to two fire escapes, installation of six air source heat pumps within timber palisade enclosure - variation of condition 2 (plans) of planning permission 7/2022/5643 with relocation of airsource heat pumps and enclosure. <u>W&BTC No objection</u>c. 7/2024/5013 2, Helm Close, Bowness-On-Windermere, Windermere: Extensions to 2 & 4 Helm Drive to improve existing Staff Accommodation Standard. <u>W&BTC No objection</u>d. 7/2024/5028 Lowfell, Kendal Road, Bowness-On-Windermere: Ancillary accommodation to provide garaging and spa pavilion together with associated external works and landscaping. <u>W&BTC No objection</u> a carefully considered development which is unlikely to have any detrimental effect on neighbouring properties.
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- e. 7/2023/5822 Burnthwaite, Kendal Road, Bowness on Windermere: Proposed new dormer.
W&BTC No objection - a well-proportioned addition in keeping with the design of the house.
- f. 7/2024/5064 Sunny Bank, Sunny Bank Road, Windermere: Conversion of outbuilding into garden room/home office and covered external patio/car port.
W&BTC No objection - a well-conceived repurposing of the existing structure.
- 7/2024/5074 Spar Store, Rayrigg Road, Windermere: Illuminated fascia signage x6, illuminated PID x1, non-illuminated panel signs x2, non-illuminated CSU, non-illuminated poster unit, illuminated canopy & illuminated Shell signage on canopy
W&BTC No objection
- g. 7/2024/5086 2 Hodge Howe Cottage, Ambleside Road, Windermere: Construction of detached garage with garden store, new fencing and gates and gravel parking area.
W&BTC No objection the planning subcommittee commend the inclusion of a bat roost in the plan.
- h. 7/2024/5087 West End Buildings, West End, Windermere: Change of signage and colour of 3 No retail shop fascias.
W&BTC No objection. The proposed changes retain the distinctive style of the existing building.
- i. 7/2024/5052 Troutbeck Bridge Swimming Pool, Troutbeck Bridge: Construction of 18 hole adventure golf course, re-landscaping of existing car park and upgrade of front elevation of health club. (20/3)
W&BTC Deferred until Planning Subcommittee meeting on 27.3.24
- j. 7/2024/5016 7, Brantfell Walk, Bowness on Windermere: Creation of two separate dwellings - remove condition 6 on planning permission 7/2023/5617 requiring 30% of the operational energy through decentralised, district heating and, renewable and low-carbon energy sources.
W&BTC No objection the Planning subcommittee concur with the applicant's opinion that, in this instance, the installation of a heating system other than that currently installed would be extremely difficult and would ask that the request and reasoning stated by the applicant be considered by the LDNPA planners.
- k. 7/2024/5063 Birch Howe, Ferney Green, Bowness-on-Windermere: Front/Side Extension.
W&BTC No objection but strongly recommend that the roof be covered in slate and not zinc to be in keeping with the local vernacular.



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160.	<p>Tree Applications:</p> <ul style="list-style-type: none">i. T/2024/0013 Hodge Howe Woods and Watersports Centre, Hodge Howe Road, Windermere: Trees are situated in the conservation area, T1971 - Large Mature Beech - fell. T1982 - Lawson Cypress - fell. T1995 - Ash Tree - fell. <u>W&BTC No objection</u>ii. T/2024/0015 Lipwood, Old College Lane, Windermere: 1 Sycamore - remove lowest three branches <u>W&BTC No objection</u>iii. T/2024/0022 Unit 1-2 Boathouse, 1 Ferry Nab, Windermere: Fell all Ash trees situated in area W1, severally infected with Ash dieback. Trees on north east boundary of area W1 (Lake warden boundary). Crown raise over boundary to 6m. Crown reduce back from boundary by 2m. Trees are encroaching over the boundary. <u>W&BTC No objection</u>iv. T/2024/0014 Old Fallbarrow, Fallbarrow Road, Bowness-On-Windermere: Trees 1, 2, 3 - Sycamores, 1 Ash (with dieback) reduce in height to 5m pollard. T-5 - Fir, Fell due to snow and storm damage. T-6, 7, 8 - Sycamore saplings, fell as damaging hedge. <u>W&BTC No objection</u>v. T/2024/0037 Boathouse near Storrs Holme, Storrs Park, Bowness-On-Windermere: Fell 1 oak (T1). (19/3) <u>W&BTC Refer to the LDNPA tree officer</u> concerns about the loss of a mature oak unless absolutely essential.
161.	<p>Non consultation notifications:</p> <p>T/2024/0016 1 Hodge Howe Cottage, Ambleside Road, Windermere: T1 - Ash Tree with dieback to be felled due to hazard of falling limbs T2 - Sycamore Tree dying back from the top to be felled due to hazard of fallen limbs T3 - Ash Tree to be felled due to hazard of complete failure of root system and damage to personnel and adjoining healthy trees T4 - Ash Tree with dieback to be felled due to hazard of falling limbs.</p>
162.	<p>Enforcement notices: NONE</p>
163.	<p>Appeals: To note</p> <p>E/2021/0038A and E/2021/0038B - land at Birthwaite Road, Windermere. Appeal A Ref: APP/Q9495/C/22/3296939 43. The appeal is dismissed, the enforcement notice is upheld and planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended. Appeal B Ref: APP/Q9495/C/22/3299718 44. The appeal is dismissed, the enforcement notice is</p>



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	upheld and planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.
164.	Licensing Applications: A. PL(A)040982 Spar Rayrigg Road full variation of Premises License. <u>W&BTC No objection</u> B. PL3032 Zurito, Unit 56 Quarry Rigg, Bowness-on-Windermere <u>W&BTC No objection</u>
165.	Follow Up List This was reviewed and a decision on enforcement queries to archive was made.
166.	Cumulative Impact Assessment & Marshals request: No further developments however the Westmorland and Furness Council Licensing Policy was agreed on 22.2.24.
167.	Planning Decisions: NOTED
168.	Date of Next Meeting: Wednesday 27th March 2024 at 7pm, Langstone House.
	The meeting was closed at 7:55pm

Signed as a true and accurate record: