



# 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 18<sup>th</sup> December 2025 at 7pm

Minute number:

132. **Participants:**

Cllr Christine Cook (Chair), Adrian Legge, & Marina Davis  
Also, Sally Parkyn (clerk), and eight members of the public.

133. **Apologies for Absence Accepted:**

Cllrs Caroline Kearney & Kendra Kennedy (work), Cllr Beverley Cullen (holiday).  
W&FCllr Steve Bavin (illness)

134. **Minutes:**

It was resolved to approve the minutes of the meeting held on 28<sup>th</sup> November 2025 for signature.

135. **Declarations of Interest:**

Cllr Cook noted a non-pecuniary interest in 7/2025/5214.

136. **Requests for Dispensations:**

None

137. **Public & Town Councillor Input:**

7/2025/5645 Hill Rising:

**Objection:** There were four members of public in attendance who were objecting to 7/2025/5645 Hill Rising. They were represented by a neighbour who addressed the meeting expressing concerns that the current building work did not match the approved plans. There were a number of concerns expressed around materials, flooding, overlooking, massing, light nuisance caused by parking on the garage roof and loss of amenity for neighbours.

**Support:** There were two members of public representing the applicant in support of application 7/2025/5645. They noted that all the work had planning permission and was smaller than the original plans. They acknowledged that it had been a long process with many changes due to the challenging conditions on the site found when work began which necessitated going down to put in compliant foundations. The current plans for the garage were a renovation of the existing flat roofed structure.

138. **Planning Applications:**

- a. 7/2025/5645 Hill Rising, Smithy Lane, Bowness-on-Windermere: Variation of condition 2 (plans) on planning permission 7/2020/5829 for replacement of sub-standard dwellinghouse and garaging with associated hard and soft landscaping, revised scheme.

**No objection.** The subcommittee acknowledge that this is a complex and long running development. They have spent considerable time reading the many previous



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applications, representations in relation to the current application and members have also carried out a site visit.

Most prominent of the proposed amended features is the construction of a curving driveway steeply ascending to the left of the garage. Recognising future health and mobility issues, the subcommittee accept that the driveway is a necessary feature which will allow cars to reach the house, avoiding the use of two flights of stone steps. A condition should be applied permitting the roof of the garage only as a turning area. In order to avoid visual intrusion, the roof should not be used for parking.

Rainwater should be harvested and stored for use for W.C. flushing, washing machine & garden irrigation, as per the original plans.

We note that privacy concerns are being addressed by hedge planting and by a condition requiring the fitting of an opaque screen at the north-eastern end of the balcony. This screen should be two metres in height. Compliance with privacy mitigation measures should be monitored.

We note that the LDNPA Planner is fully cognisant of this case and the issues raised in representations. LDNPA will look closely at the concerns raised by neighbours and any consequential impacts of the proposals. We defer to her knowledge and experience in this complex and long-standing case.

- b. **7/2025/5214** Land off Cornbirthwaite Road, (opposite High Meadows), Windermere: Demolition of dilapidated stable blocks and hardstanding and the erection of a single dwelling (outline)

**No objection** to the outline plan. Good use of a dilapidated site. We would ask the LDNPA to evaluate the objections relating to the location of the proposed development in relation to the adjacent designated site in the local plan.

- c. **7/2025/5458** Merethwaite, Old Hall Road, Windermere: Erection of ancillary gatehouse as part of main dwelling.

**Recommend Refusal.** There appears to be no justification for an additional building on this site, particularly as the main building, itself considerably larger than the original dwelling, incorporates a self-contained apartment. A completely separate additional new building on a “green-field” lake-shore site would set an unacceptable precedent. We note that this is the third application for an ancillary dwelling on this site.

We would reiterate our 24.11.2021 comments from application 7/2021/5412:  
*“Recommend Refusal: Although this application is for a one-bedroom single storey house, all other factors are the same as the refused application of 2019. Then, we*



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*agreed fully with the Planning Officer's rationale and his conclusion on that application. We consider that all of his objections remain valid for the current application, i.e. the erection of a building of this nature close to Old Hall Road, would depart from and erode the existing character of this semi-rural setting and consolidate the form of the sporadic built development. As such, the proposal would neither conserve nor enhance the character and the quality of the local landscape and would conflict with policies CS02, CS03, CS11 and CS25 of the LDNPA Core Strategy."*

- d. **7/2025/5637** Newstead & New Lodge, New Road, Windermere: Retrospective change of use from guest house to a single dwelling with permanent occupancy restriction or a single self-catering holiday unit (Newstead). Change of use from owners accommodation to a single dwelling with local occupancy restriction or a single holiday let unit (New Lodge)

### **Split decision: Newstead - No objection, New Lodge - Recommend Refusal**

We consider that the proposed Change of Use of these two properties should be determined as two separate entities. Firstly, we have No Objection to Newstead changing from Guest House to single dwelling or a single self-catering holiday unit, as this would not result in the loss of a residential unit. We recommend Refusal of a Change of Use for New Lodge, as the house is currently a permanent residence but would become a loss to the residential housing stock if it were to be let as a holiday unit so would ask LDNPA to restrict the change of use of Newstead Lodge to a single dwelling with local occupancy condition to retain residential housing stock.

- e. **7/2025/5425** 1-12, Craig Court, Craig Walk, Bowness on Windermere: Replace metal balustrades to balconies with glass and stainless steel posts and railings.

**No Objection.** As these buildings do not reflect the local vernacular, the proposed change to the balustrades to a more modern design will not detract from their appearance.

- f. **7/2025/5658** Blakeholme Cottage, Newby Bridge: Replacement timber jetty on the same site and of the same size as the existing timber jetty.

### **No objection**

- g. **7/2025/5663** Blakeholme Cottage, Newby Bridge: New garden storage shed.

### **No objection**



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### 139. Tree Applications:

- I. T/2025/0236 Windermere Hotel, Kendal Road, Windermere: Fell 2 x goat willow (T1 & T2)

**No objection**

- II. T/2025/0235 Fallbarrow Park, Windermere: Reduce crown on 1 x lime tree (T51) to yellow marked area on photograph.

**No objection.** TPO tree: explanation and photograph seem logical.

- III. T/2025/0244 Grumpy's, Phoenix Way, Windermere: Removal of 1 eucalyptus.

**Defer to LDNPA Tree Officer:** Subcommittee would prefer reduction (as would owner).

- IV. T/2025/0245 Grumpy's, Phoenix Way, Windermere: Removal of lower 10/12 branches from 1 hemlock.

**No objection**

- V. T/2025/0231 The Westbourne Hotel, Biskey Howe Road, Windermere: Fell 1x Copper Beech tree.

**Defer to LDNPA Tree Officer.** It seems an unfortunate and drastic proposal but if there really is no way the roots can be accommodated the subcommittee would have no objection.

- VI. T/2025/0238 BWCCT, The Phoenix Centre, Phoenix Way, Windermere: Remove Ash with dieback at location on map.

**No objection**

### 140. Non consultation notifications:

- 7/2025/5662 Location: 4 Ellerthwaite Road, Windermere: Use as a single dwellinghouse (C3)
- 7/2025/5660 11, St. Marys Park, Windermere: Single storey rear house extension

### 141. Appeals: None



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142. **Appeal Decisions:**  
Appeal Ref: APP/Q9495/D/25/3372011 Brantside, Sun Hill Lane, Windermere • The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission by the Lake District National Park Authority. • The application Ref is 7/2025/5196. • The development proposed is a double garage and multifunctional hobby room above. Decision: The appeal is allowed and planning permission is granted.
143. **Licensing Applications:** None
144. **Follow Up List:** The list was reviewed.
145. **Cumulative Impact Assessment, Welfare Hub & Street Support Officers (SSOs):**  
Two representatives from the Bowness Licenced Premises attended the meeting for a discussion with the subcommittee.
146. **Planning Decisions:** These were noted.
147. **Date of Next Meeting:** Wednesday 28<sup>th</sup> January 2026 at 7pm, Langstone House.
148. The meeting was closed at 8:58 pm