



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 January 2026 at 7pm

Minute number:

149. **Participants:**

Cllrs Christine Cook (Chair), Beverley Cullen, Marina Davis, Caroline Kearney, Adrian Legge

Also, Sally Parkyn (clerk) and five members of the public.

150. **Apologies for Absence Accepted:**

Cllr Kendra Kennedy (compassionate leave)

Cllr W&FCllr Steve Bavin (prior commitment)

151. **Minutes:**

It was resolved to approve the minutes of the meeting held on 28th December 2025 for signature.

152. **Declarations of Interest:**

None

153. **Requests for Dispensations:**

None

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

7/2025/5707 Alma's Meadow - A resident of Smithy Lane spoke in objection to the application both for himself and other neighbours who were unable to attend the meeting. He felt it was an inappropriate development in that location. It was against the aims of the National Park in proposing the new Windermere Villas Conservation area to preserve the natural beauty of the area. The proposed conservation area would include the field. There were concerns about traffic safety as there are reported to have been two road accidents at that location in the last 6 months. Additionally, there were concerns about the impact on wildlife such as birds and deer who breed in the adjacent wood and use the field for safe access.

Another residents had concerns about the impact on the setting for the grade 2 listed building Old Belsfield and the picturesque parkland in which it is situated.

155. **Planning Applications:**

a. 7/2025/5686 Land at Lickbarrow Road, Windermere: Construction of a new house according to planning approval ref. 7/2022/5496

No objection

b. 7/2025/5690 6, Fairfield, Bowness-On-Windermere: Use of the accommodation known as 6A Fairfield as a separate self-contained residential dwelling (Use Class C3). *Council responded under delegated powers.*



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- The committee wish to comment that the change of use appears not to be lawful.** When planning permission was granted in 1984 it was for *an extension to form a granny flat, ancillary to the use of 6 Fairfield*. It was occupied by a relative until 2019 (6 years ago) and thereafter by family members to approximately 2022 (3 years ago). The planning permission was very specific in that the property was to be ancillary to the main house, and it was used accordingly until at least 2019, possibly 2022. It cannot therefore be said to have been used "openly and continuously as a self-contained dwelling," and certainly not for, "*a period well in excess of ten years, without planning enforcement action.*" It would seem therefore that the change of use is unlawful and should not be granted. Planning permission for the change of use should be sought.
- c. 7/2025/5695 Claverley, Thornbarrow Road, Windermere: To replace the existing flat roof on the single store garage with new pitched slate roof at angle to match the main roof.
Recommend approval. The proposed pitched roof will result in a visual improvement.
- d. 7/2025/5702 Brunton Lodge, Kendal Road, Bowness-On-Windermere: Single and two storey extensions.
Recommend refusal. The proposed extension would almost double the footprint of this well-proportioned house, resulting in an estimated 5-metre gap between Brunton Lodge and Ashness, the neighbouring property to the south. A two-storey extension would result in an overbearing and over-dense eastern elevation adjacent to A5074 Kendal Road. It is unacceptable for scale, dominance and loss of amenity for neighbours.
- e. 7/2025/5671 Roger Ground, Thornbarrow Road, Windermere: Proposed first floor extension to create additional bedroom, internal alteration and change of use to 8 No. Guest rooms and 1 Bedroom owners/staff accommodation.
No objection to the proposed modest extension.
- f. 7/2025/5712 Stone Close, Victoria Road, Windermere: Removal of the existing dilapidated conservatory and replace with the construction of a single storey rear extension.
No objection
- g. 7/2026/5003 Land Adjacent to Highfield Cottage, Rayrigg Road, Windermere: New dwelling and associated site works on land to the south of Highfield Cottage, Rayrigg Road, Windermere - variation of condition 2 (plans) of planning permission 7/2021/5581 to amend internal layout of proposed house and consequential alterations to external elevations.
No objection



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- h. 7/2026/5008 1a Annisgarth House, Annisgarth, Windermere: New roof level extension, rooflights, dormer windows and windows to first and second floor maisonette and new timber garden room with deck.
No objection
- i. 7/2025/5713 & 5714 Windermere Hotel, Kendal Road, Windermere: Proposed internal and external works to The Windermere Hotel including insertion of new doors within existing ground floor bay; repair and (where necessary) replacement of windows; internal reconfiguration of ground floor spaces to provide larger reception/lobby area. Repair of pointing. Installation of plant. Insertion of new doors in existing window locations (stable block only - hence only planning permission required).
Recommend approval. The Town Council recognises the fact that The Windermere Hotel has not kept pace with expected current hotel standards and, therefore, the proposed modernisation is welcomed. The Council is impressed by the applicants' desire to retain valued aspects of the hotel's heritage and by their attention to detail in achieving this.
- j. 7/2026/5013 Boathouse site adjoining Woodlands Boathouse, Storrs Park, Bowness on Windermere: The erection of boathouses and associated works, variation of condition 2 of planning permission 7/2024/5383 (plans) to facilitate a revised access and planting scheme.
No objection. The minor alterations proposed are acceptable (and preferable in terms of stone replacing cladding). Although the planting and landscaping proposals appear pragmatic, they require approval by the LDNPA Tree Officer and technical engineering review. As such we record No Objection but in the event of approval being given, would support the suggested or similar condition regarding implementation and maintenance of the mitigation planning.
- k. 7/2025/5457 Merethwaite, Old Hall Road, Troutbeck Bridge, Windermere: Erection of a Boathouse.
No material objection. However, we would draw the planners attention to the potential use for guest accommodation
<https://www.nobleprojects.co.uk/projects/merethwaite/>
And would ask the LDNPA to consider a condition confining use as a day room and no overnight accommodation which has been applied to other boathouse planning permissions.
- l. 7/2025/5715 Fat Face, Ash Street, Bowness-On-Windermere: Shopfront repair and refurbishments.
No objection but please note our comments on 7/2025/5716 regarding the advertising.



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- m. 7/2025/5716 - Advertising application - Fat Face, Ash Street, Bowness-On-Windermere: Vinyl graphics to windows, fascia sign and projecting sign.
We cannot make a recommendation on this application without sight of the proposed vinyl graphics. Therefore, although the Council welcomes the refurbishment of the exterior of the shop, there are some matters of detail which will require the close attention of the Planning Case Officer. Referring to Drawing 01-1 25.0263 (Front External Elevation), we approve of the re-use of the projecting sign and fascia sign but we would not approve the introduction of the proposed “A”-Board, unless this is located within the curtilage of the premises. Secondly, we note that the vinyl signage is to be removed from the windows and the large first floor window is captioned “Vinyl Graphic. Content TBC by Creative Team”. The same caption is applied to the large panel above the ground floor window in drawing 01-2 0263 (Side External Elevation). We cannot make a recommendation without sight of these designs. Planning Consent should NOT be granted unless the design of these two panels is deemed appropriate within the Conservation Area and has been approved by the Case Officer.
- 7/2026/5015 1 Lakeshore Boathouses, Storrs Park, Windermere: Erection of a single replacement boathouse comprising wet docks, jetties and living accommodation; associated site works; and a site wide landscaping scheme including a replacement vehicular access, variation of condition 1 on planning permission 7/2023/5712 (approved plans) to facilitate a revised access and planting scheme.
No objection. Although the planting and landscaping proposals appear pragmatic, they require approval by the LDNPA Tree Officer and technical engineering review. As such we record No Objection but in the event of approval being given, would support the suggested or similar condition regarding implementation and maintenance of the mitigation planning.
- m. 7/2025/5675 Aphrodite’s Hotel, Longtail Hill, Bowness on Windermere: Siting of 2 no. shipping containers for storage use in association with the main hotel on a temporary basis (retrospective).
No Objection to a time limited temporary consent, defined as the LDNPA see fit.
- n. 7/2026/5028 St John's Lodge Guest House, Lake Road, Windermere: Change of use to flexible use as a B & B, a single let building for holiday let and term lets such as multiple tenants on short-hold tenancy agreements.
No objection in principal to use as a B&B or single holiday let. However, use as a House of Multiple Occupancy we believe would require more detailed information to support a change of use to that use class.
- o. 7/2025/5707 Alma's Meadow, Smithy Lane, Bowness-on-Windermere: Six holiday accommodation pods for disadvantaged children and partial change of use of existing agricultural field.
Recommend refusal. While the Council is extremely sympathetic to the aims of the concept, at this time, there is insufficient information to support the use of this



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location, with concerns around access, flooding, drainage, and ecological and heritage impact. We would hope that a more suitable location for this very worthy project could be found.

We note that at the time of our meeting there was a lack of public notices at the site.

156. Tree Applications:

- I. T/2025/0252 Arosa, Spooner Vale, Windermere: See work specification.
No objection but defer to the LDNPA Tree Officer. TPO tree involved but the work seems reasonable.
- II. T/2026/0001 Shirley, Rose Cottage Lane, Windermere: No. 1 Oak (T1) prune lateral branches on SW side of the crown to leave a cut end of greater than 50mm diameter and achieve approx 2m clearance from the new dwelling. No. 3 Cherry - fell. No. 4 (T2) Oak prune lower lateral branches on SE side of the crown to leave a cut end. WITHDRAWN
- III. T/2026/0005 Westbourne Hotel, Biskey Howe Road, Windermere: T-1, Conifer, Fell as it looks unsightly now the conifer next to it has been removed.
Refer to LDNPA Tree Officer. The Council cannot support the felling of a tree in the conservation area with no details or photograph other than the statement *"because it looks unsightly"*.

157. Non consultation notifications:

- 7/2025/5700 Woodlands, Storrs Park, Bowness-On-Windermere: Approval of details reserved by condition 4 (construction method and tree protection) on application 7/2023/5325 - Refurbishment and extension to the main house and garage.
- 7/2026/5001 The Belsfield Hotel, Bowness On Windermere: Non-material amendment to planning application 7/2020/5187 and listed building application 7/2020/5188 (Conversion and extension of existing coach house to form spa, alteration and extension of existing accommodation block to form 14no. guest bedrooms, alteration and conversion of staff accommodation building to form 5no. guest apartments, removal of existing swimming pool building and creation of sub-subterranean wedding/function venue, conversion of existing bothy to form 2no. guest apartments, minor internal alterations to existing hotel, formation of new vehicular accesses from A592 and Back Belsfield Lane, siting of detached wedding pavilion on lawn and formation of additional car parking areas) to update the access road layout to include swept bends rather than angular bends.
- 7/2026/5009 Land opposite Post Knott Cottage, Brantfell Road, Bowness-On-Windermere: Commencement of planning application 7/2022/5779 for the erection of 2no local occupancy dwellings.



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158. **Appeals:** None
159. **Appeal Decisions:**
7/2025/5230 Appeal A Ref: APP/Q9495/C/25/3364352 Appeal B Ref:
APP/Q9495/C/25/3364353 Land at 5 Rayrigg Rise, Bowness on Windermere: The
appeals are made under section 174 of the Town and Country Planning Act 1990 (as
amended). Appeals made against an enforcement notice issued by Lake District
National Park Authority issued on 16 April 2025. The breach of planning control as
alleged in the notice is without planning permission, the making of a material change
of use of the land from a single dwellinghouse to two dwellinghouses. The requirement
of the notice is discontinuing the use of the Land otherwise than as a single
dwellinghouse. The period for compliance with the requirements is one month after
this notice takes effect.
Decision: The appeals are dismissed, and the enforcement notice is upheld with a
variation.
160. **Licensing Applications:** None
161. **Follow Up List:** The list was reviewed and an update will be requested from
LDNPA Enforcement prior to the February meeting.
162. **Cumulative Impact Assessment, Welfare Hub & Street Support Officers (SSOs):**
No updates
163. **Planning Decisions:** These were noted.
164. **Date of Next Meeting:** Wednesday 25th February 2026 at 7pm, Langstone House.
165. The meeting was closed at 8:28 pm

Additional for delegated response: 7/2025/5563 Oakland Cottage

No objection A much improved design; the windows are reduced to allow for additional stone
and the dark cladding would be far more acceptable than was previously proposed- and also
reduced in area. We would suggest a condition to confirm that the timber cladding is painted
a dark grey in accordance with the submitted drawings to be more recessive.