



WINDERMERE & BOWNESS TOWN COUNCIL

Representing the interests of the communities of Windermere, Bowness and Troutbeck Bridge

PLANNING SUB-COMMITTEE MEETING:

Wednesday 18th December 2024 - Langstone House, Broad Street, Windermere at 7pm

S Parkyn
Mrs Sally Parkyn,
Clerk to Windermere & Bowness Town Council
13th December 2024

AGENDA

1. **Apologies & Absence:** From any sub-committee member unable to attend.
2. **Minutes:** To authorise the Chairman to sign the minutes of the meeting held on 27th November 2024.
3. **Declarations of Interest:** To receive declarations of interests in items on this agenda.
4. **Requests for Dispensations:** To consider any requests for dispensations to make comments or vote on any matter where a member has a disclosable pecuniary interest.
5. **Public/Councillor Input:** Members of the public & WBTC have the opportunity to make verbal or written representations (3 mins allowed for each in the meeting).
6. **Planning Applications:** To make a recommendation to the Lake District National Park on behalf of the Town Council; (Note: extensions to the deadlines have been granted)
 - a. 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)
 - b. 7/2024/5549 The Laurels, Meadowcroft Lane, Ferry Nab, Windermere: Creation of 1st floor through erection of rear dormer.(26/12)
 - 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).
 - 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)
 - e. 7/2024/5664 Co-op, Lake Road, Bowness on Windermere: Replacement refrigeration plant and general decoration works. (30/12)
 - f. 7/2024/5638 8, Thwaites Lane, Windermere: Double storey side & rear extension. (31/12)
 - g. 7/2024/5666 Waterbeck, Thornbarrow Road, Windermere: New single storey detached garage Reply by: (31/12)
 - h. 7/2024/5631 Grey Walls Hotel, Elleray Road, Windermere: Use as an Aparthotel with 17 short-term holiday letting units with external alterations. (6/1)
 - i. 7/2024/5656 The Kennels, Lindeth, Windermere: Renovation and alteration, including new surface water and foul water drainage. (7/1)
 - 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)
 - 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)
7. **Tree Applications:** To note or make response:
 - l. 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)

- 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)
- 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)
- 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)

8. Non-consultation notification: To note

- 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

9. Planning Appeals: To note

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>.

10. Planning Appeal Decisions:

- 7/2024/5016: APP/Q9495/W/24/3343894 7 Brantfell Walk, Bowness: The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 (as amended) for the development of land without complying with conditions to provide at least 30 percent of the operational energy requirements of the development shall be secured from decentralised, district heating and/or renewable or low-carbon energy sources provide subject to which a previous planning permission was granted. Appeal decision: Dismissed.

11. Licensing Applications: To respond to any consultation from Westmorland & Furness Council on licensing applications: NONE

12. Follow Up List: The sub-committee will review the follow up list.

13. LDNP Design Code: Discuss for possible feedback on amendments.

14. Cumulative Impact Assessment and Street Support Officers: Update.

15. Planning Decisions: To note the following planning decisions:

The applications listed below have been **APPROVED** by the LDNPA:

- T/2024/0164 11, Park Road, Windermere: Copper Beech tree (marked as T1 application) - Crown raise the canopy to 7 metres above road surface level. This would require the removal of some branches at 120mm in diameter or less. To reduce the remaining lateral growth by 2.5 metres. (W&BTC No objection)
- 7/2024/5579 8, Annisgarth Drive, Windermere: Single storey rear extension, garage conversion, new front steps with porch. (W&BTC No objection)
- 7/2024/5577 Tullabrig, Black Beck Wood, Windermere: Demolition of Existing and Construction of Replacement Dwelling. (W&BTC No objection)
- 7/2024/5578 Coffee Bean Cafe, College Road, Windermere: Demolition of vacant, single storey building adjacent to W.McClure Ltd operational yard area. (W&BTC No objection)
- 7/2024/5562 Newlands, Queens Drive, Windermere: Proposed extension, addition of new porch, addition of two dormer windows and erection of double garage - variation of condition

8 (plans) of planning permission 7/2006/5560 to change internal layout and external materials. (W&BTC No objection)

- 7/2024/5374 Firtrees Guest House, Lake Road, Windermere: Change of use from guest house to holiday let. (W&BTC Recommend refusal)
- 7/2024/5523 Plot 2 Lickbarrow Road, Windermere: Variation of condition 1 (plans) of planning permission 7/2023/5821 for minor design changes. (W&BTC Recommend refusal)
- T/2024/0187 Elm Cottage, 19 Oldfield Court, Windermere: T1 - Acer - crown reduction 3 to 3.5m. (W&BTC No objection)
- 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. (Non consultation notification)
- 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. (W&BTC No objection)
- 7/2024/5587 14, Ghyll Close, Windermere: Demolition of two single storey extensions to be replaced with an insulated single storey extension. (W&BTC No objection)
- 7/2024/5575 Low Cubble, Bellman Ground, Bowness-On-Windermere, Windermere, LA23 3LX Proposal: Link extension from house to existing garage. (W&BTC No objection)
- 7/2024/5604 Cressbrook, Storrs Park, Bowness-On-Windermere: Like for like replacement timber jetty on same footprint. (W&BTC No objection)
- 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. (W&BTC No objection)
- 7/2024/5552 Lakeside Hotel, Newby Bridge: Dredging of lake bed adjacent to 8 jetties used by the Lakeside Hotel to approx. 1m below summer lake levels. (W&BTC No objection)
- 7/2024/5380 2 Hodge Howe Cottage, Ambleside Road, Windermere Construction of detached garage with garden store, amended driveway and new metal fencing and gates. (W&BTC No objection)

The applications listed below have been REFUSED by the LDNPA:

- 7/2024/5582 White Gates, Middle Entrance Drive, Bowness-On-Windermere: Demolish existing house and garage and replace with new dwelling and garage outbuilding. (W&BTC No objection)

Forthcoming Meetings: Wednesday 22nd January 2025 at 7pm, Langstone House, Broad Street, Windermere.