



WINDERMERE & BOWNESS TOWN COUNCIL

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

PLANNING SUB-COMMITTEE MEETING:

Wednesday 22nd January 2025 - Langstone House, Broad Street, Windermere at 7pm

S Parkyn
Mrs Sally Parkyn,
Clerk to Windermere & Bowness Town Council
17th January 2025

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 18th December 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. 7/2024/5692 34, Victoria Road North, Windermere: Single storey extension garage and utility room. (13/1) *Response made under delegated powers: No objection*
 - b. 7/2024/5488 The Dairy, Bellman Ground, Bowness-On-Windermere: Extension. (14/1)
 - c. 7/2024/5629 Blakeholme Cottage, Newby Bridge: New garden room and garden storage shed. (15/1)
 - d. 7/2024/5711 Hollywood, Holly Road, Windermere: Subdivide existing single holiday let unit to create a second separate holiday let unit at lower ground floor level. (16/1)
 - e. 7/2024/5674 Fellside Close, Kendal Road, Bowness-on-Windermere: Construction of a new 2 bedroom detached property on a garden plot. (17/1)
 - f. 7/2024/5563 Windermere Business Centre, Oldfield Court, Windermere: Erection of three local occupancy residences with associated infrastructure and ancillary facilities. (21/1)
 - g. 7/2024/5685 Green Gables, Longtail Hill, Windermere: Erection of a new detached garage building. (30/1)
 - h. 7/2024/5281 573 (Amend/Delete Condition) Response to Site use and screening information: Lakeland Gardens, New Road, Windermere: Variation of condition 1 (plans) on reserved matters application 7/2020/5480 (Provision of office and staff welfare buildings, storage shed and associated yardage including composting area, polytunnel, deer stock fence, plant storage areas, horticultural reception building, client parking, hard and soft landscaping) for a reduction in size of the building, alterations to land levels and removal of culvert. (31/1)
 - i. 7/2024/5725 Helm Flats, Helm Farm, Windermere: Change of use from holiday lets to flats in multiple occupation (C4). (3/2)
 - j. 7/2024/5556 Pine Lodge, Old Hall Road, Troutbeck Bridge, Windermere: Internal and external re-model, including rear single storey extension, together with demolition of the existing detached garage to replace with a two storey granny annex. (5/2)
 - k. 7/2025/5018 Windermere 2, Land at B5285, Bowness Nab, Windermere: The installation of 1 no. 12m streetworks column to accommodate 3 no. antenna, 1 no. smart network camera and ancillary radio equipment and 1 no. equipment cabinets along with ancillary development thereto. (12/2)
7. **Tree Applications:** To note or make response:
 - l. T/2025/0004 14 Old College Park, Phoenix Way, Windermere: Fell the trunk of a willow. Fell 1 silver birch. (11/2)

- II. T/2025/0005 Woodhurst, Old Belfield, Bowness on Windermere: T1: Hornbeam. Crown reduction by approx 2 metres. Remove epicormic growth from lower branches and main stem. (12/2)
- III. T/2025/0007 Rayrigg Road Car Park, Bowness on Windermere: Approximately 45 metre long section of lapsed hedge with mixed species; including broadleaves and evergreens; requires reducing to 1 metre. One conifer amongst the hedge line reduce to 1 metre. (13/2)
- 8. Non-consultation notification:** To note
- 7/2024/5690 Orrest Head House, Kendal Road, Windermere: Approval of details reserved by condition 3 (material and design details) and condition 4 (lime plaster) of listed building consent 7/2023/5310 - Alterations and external works to building ancillary to house. Form new structural opening between kitchen and utility room in existing house to create larger kitchen. Renovate ancillary building, attached to house, currently used as storage to create habitable space for the existing dwelling. Refurbishment of ancillary building to include install new groundwater drainage system, new insulated limecrete floor to ground floor, new timber floor at first floor, new windows, insulation internally to all external walls, new partitions to form bedrooms, shower rooms/wcs, remove cement mortar to East elevation, lime render and lime wash, to other elevations rake out and repoint stonework externally with lime mortar. Reinststate historic verandah to southeast elevation of main house.
 - 7/2024/5716 Troutbeck Bridge Swimming Pool, Troutbeck Bridge: Approval of details reserved by conditions 8 (sustainable surface water & foul water drainage scheme) and 11 (parking for construction vehicles) on planning application 7/2024/5052 (Construction of 18 hole adventure golf course, re-landscaping of existing car park and upgrade of front elevation of health club)
 - 7/2024/5717 Langbank Cottage, Kendal Road, Bowness-on-Windermere: Non-material amendment to planning application 7/2022/5136 (Construction of a new double storey extension to the front elevation) to move front door from side of house to the front.
 - 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.
- 9. Tree Preservation Order:** To note
- Tree Preservation Order TPO No. 477 Land at Cockshott Point, Windermere confirmed without modification as an unopposed order.
- 10. Licensing Applications:** To respond to any consultation from Westmorland & Furness Council on licensing applications: NONE
- 11. Follow Up List:** The sub-committee will review the follow up list.
- 12. Cumulative Impact Assessment and Street Support Officers:** Update.
- 13. Planning Decisions:** To note the following planning decisions:
The applications listed below have been APPROVED by the LDNPA:
- T/2024/0178 Fallbarrow Park, Rayrigg Road, Bowness-on-Windermere: See tree report. (W&BTC No objection)
 - 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). (W&BTC No objection)
 - 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. (W&BTC No objection)
 - 7/2024/5624 Haisthorpe, Holly Road, Windermere: Change of use from guest house to a flexible use as either one self-catering holiday let unit or a dwelling. (W&BTC No objection)
 - 7/2023/5760 Units 1 & 2, Longlands Road, Bowness: Installation of plant and equipment (retrospective). (W&BTC No objection)
 - 7/2024/5402 Blackwell Folly, Newby Bridge Road, Windermere: Erect a two-storey extension on the north aspect. (W&BTC No objection)
 - 7/2024/5612 Fellcroft, Kendal Road, Bowness-On-Windermere: Alterations and extension. (W&BTC No objection)
 - 7/2024/5452 Errols Restaurant, Exchange House, Lake Road, Bowness: Bin store to side of existing restaurant - Retrospective. (W&BTC No objection subject to proposed condition)

- T/2024/0220 Bowfell, Middle Entrance Drive, Bowness-On-Windermere: Fern Leaf Beech tree - Fell to ground level - 5 day notice.
- 7/2024/5677 The Lynn, Ambleside Road, Windermere: Non-material amendment to planning application 7/2024/5474 (No material amendment)
- 7/2024/5709 High Borrans Outdoor Education Centre, High Borrans, Windermere: Demolition of a chimney. (Prior approval not required)
- 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.(No consultation notification)
- T/2024/0209 Booths, The Old Station, Victoria Street, Windermere: T1 - Leylandii tree - 3 metres wide x 6 meters tall - removal to improve visibility. (W&BTC No objection)
- 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. (W&BTC No objection)
- 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)
- 7/2024/5586 Maiden Holme, Lindeth Drive, Bowness-On-Windermere: Erection of a single-storey detached garage structure. (W&BTC No objection)
- 7/2024/5638 8, Thwaites Lane, Windermere: Double storey side & rear extension. (W&BTC No objection)
- 7/2024/5666 Waterbeck, Thornbarrow Road, Windermere: New single storey detached garage.
- 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. (W&BTC No objection)
- 7/2024/5515 Field Head Boathouse, Old Hall Road, Troutbeck Bridge: Use of Field Head Boathouse, Old Hall Road, Windermere as boathouse including associated holiday accommodation. (Certificate of Lawful Development)
- T/2024/0197 Windermere Manor Hotel, Rayrigg Road, Windermere: Mixed Broadleaf tree group (listed as G1 in notification)- Reduce all trees touching the hotel roof to give a 2.5m clearance of the hotel. (W&BTC Refer to tree officer)
- 7/2024/5586 Maiden Holme, Lindeth Drive, Bowness-On-Windermere: Erection of a single-storey detached garage structure. (W&BTC No objection)
- T/2024/0182 Flat 23, Beechwood Close, Bowness on Windermere: 6 Horse Chestnut trees (listed as G1 in application) - Crown reduction by 3 metres and prune back from road to provide clearance, and reduce weight. (W&BTC No objection)
- 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. (W&BTC No objection)
- T/2024/0200 13, Fairfield, Bowness-On-Windermere, Windermere: Sycamore tree (listed as T1 in application) - Fell to ground level. (W&BTC No objection if the disease is untreatable)
- T/2024/0215 Oakburn, Thornbarrow Road, Windermere: Yew tree (marked as T1 in application) - Reduce crown by 1.5m. Yew tree (marked as T2 in application) - Reduce crown by 1.5m. T3 Thuja - Protected by TPO: 404 - Not part of assessment, consent via tree work application is required. T4 Rhododendron -fell - consent not required for shrub species. (W&BTC Refer to Tree Officer)
- 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. (W&BTC No objection)
- 7/2024/5549: The Laurels, Meadowcroft Lane, Ferry Nab, Windermere: Creation of 1st floor through erection of rear dormer. (W&BTC No objection)
- 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. (Non-consultation notification)

- 7/2024/5664 Co-op, Lake Road, Bowness on Windermere: Replacement refrigeration plant and general decoration works. (W&BTC No objection)
- 7/2024/5592 11a, Quarry Brow, Bowness-On-Windermere: Use of 11a Quarry Brow as a self-contained dwellinghouse. (Certificate of Lawful Development)

The applications listed below have been REFUSED by the LDNPA:

- 7/2023/5565 127 & 127A Craig Walk, Bowness-on-Windermere: Change of Use of two dwellinghouses to six separate letting units/rooms. (W&BTC Recommend refusal)

The applications listed below have been WITHDRAWN:

- 7/2024/5553 Brantfell Farm, Helm Road, Windermere: Change of use to boat storage. (W&BTC No objection)

Forthcoming Meetings: Wednesday 26th February 2025 at 7pm, Langstone House, Broad Street, Windermere.