



WINDERMERE & BOWNESS TOWN COUNCIL

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

PLANNING SUB-COMMITTEE MEETING:

Wednesday 24th January 2024 at 7pm, Langstone House, Broad Street, Windermere

S Parkyn

Mrs Sally Parkyn,
Clerk to Windermere & Bowness Town Council
19th January 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 13th December 2023 and 16th January 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) 7/2023/5790 Raeswyke, Longlands Road, Windermere: Demolition of an existing stable building and construction of a new 1.5 storey leisure building including swimming pool and ancillary accommodation. Includes recladding and reroofing of existing garage and boat store. (30/1)
 - b) 7/2023/5789 Beach, Promenade, Bowness on Windermere: Periodic regrading of beach adjacent The Promenade, Bowness-on-Windermere every 2-3 years. (30/1)
 - c) 7/2023/5737 6, Applerigg, Windermere: Excavation of land to accommodate natural swimming pool. (31/1)
 - d) 7/2023/5785 Highfield, Rayrigg Road, Windermere: Replacement of timber jetty on same footprint. (31/1)
 - e) 7/2023/5796 Royal Windermere Yacht Club, Fallbarrow Road, Bowness-on-Windermere: Removal/demolition of existing terrace construction of new elevated terrace and associated site works. (5/2)
 - f) 7/2023/5803 & 7/2023/5802 Laura Ashley, Belsfield Hotel, The Belsfield, Kendal Road, Windermere: Proposed amendments to the previously approved works at the Belsfield Hotel pursuant to planning permission 7/2020/5187 involving minor internal and external alterations to the garden wing and staff accommodation block. (5/2)
 - g) 7/2023/5821 Plot 2, Lickbarrow Road, Windermere: Amendment to approved design, condition 2 (plans) on planning permission 7/2021/5339 - One new 4-bedroom detached house with attached garage. (6/2)
 - h) 7/2023/5809 3, Old Belfield, Bowness-On-Windermere, Windermere: Development of a residential annex and associated works (15/2)
7. **Tree Applications:** To note or make response:
 - i. T/2024/0006 Ottersholme, Storrs Park, Bowness-On-Windermere: Fell ash trees within G1. (6/2)
 - ii. T/2024/0008 Briars Cragg, Lindeth Drive, Bowness-On-Windermere: T13 on map - Birch to fell due to movement in the rootplate and potential to fall onto property. (8/2)

- iii. T/2023/0187 Hideaway Hotel, Phoenix Way, Windermere: T1 Willow - reduce the crown by 3m along with 5m reduction of the longer branches that stick out from the main shape from the crown. (13/2)
- 8. Non-consultation Notification:** To note:
- I. 7/2023/5800 Buck Yeats Lodge Park, Lakeside, Newby Bridge: Approval of details reserved by condition 7 (details of service routes) of planning permission 7/2022/5487, siting of 6 lodges.
 - II. T/2024/0004 Land near Highfield Cottage, Rayrigg Road, Windermere: 1 cherry - remove split out stem. 1 sycamore - remove failed limb (5 day notice)
- 9. Enforcement Notices:** To note: NONE
- 10. Appeals:** To note:
- I. **Town and Country Planning (Enforcement) (Written representations procedure) (England) Regulations 2002 Enforcement No: E/2021/0130C** Enforcement notice appeal by: The Inn Collection Group. Site: Oakbank House, Helm Road, Bowness-on-Windermere. The Inn Collection Group has lodged an appeal against the enforcement notice recently issued to rectify the alleged breach of planning control relating to operational development consisting of building operations to install replacement window frames. An Inspector appointed by the Secretary of State will now determine this appeal.
 - II. **Town and Country Planning (Enforcement) (Written representations procedure) (England) Regulations 2002 Enforcement No: E/2021/0033A** Enforcement notice appeal by: The Crafty Baa Ltd, 19-21 Victoria Street, Windermere. The Crafty Baa Ltd has lodged an appeal against the enforcement notice recently issued to rectify the alleged breach of planning control relating to Use as café (A3) and retail (A1) not in accordance with conditions 5, 6 and 8 attached to planning permission reference 7/2017/5792. An Inspector appointed by the Secretary of State will now determine this appeal.
- 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. Cumulative Impact Assessment and marshalls Report:** Update from W&FC Licensing Committee Meeting if received.
- 14. Planning Decisions:** To note the following planning decisions:
The applications listed below have been APPROVED by the LDNPA:
- 7/2023/5649 Wendover, Windy Hall Road, Bowness-On-Windermere, Windermere, LA23 3HX Proposal: Amendment to condition 1 (plans) on planning permission 7/2023/5205 - Replacement of substandard dwellinghouse, the development of annexe with double garage and ancillary accommodation, new vehicular access to A5074 and associated works. (W&BTC No objection)
 - 7/2023/5644 Tree Tops, Kendal Road, Bowness-On-Windermere: Demolition of existing single garage and construction of four car garage with solar panel roof. (W&BTC No objection)
 - T/2023/0150 Briars Cragg, Lindeth Drive, Bowness-On-Windermere, Windermere, LA23 3JF Proposal: Sycamore tree (listed as T10 in TPO) - Fell to ground level. Ash stump (listed as T11 in TPO) - Fell to ground level. (W&BTC Refer to LDNPA Tree Officer)
 - 7/2023/5654 Land adjacent Middle Entrance Drive, Windermere: Erection of a single local occupancy dwelling - Amendment to condition 1 (plans) and condition 2 (slates) on planning permission 7/2023/5385 (Reserved Matters). Details provide to satisfy requirements of condition 4 (construction method statement) and condition 6 (surface water drainage) on planning permission 7/2022/5603 (Outline) (W&BTC No objection)
 - 7/2023/5660 Hilton House Hotel, New Road, Windermere: Change of use of Guest House and separate managers accommodation to 2 dwellings, one for permanent

- occupancy, and one for either short term holiday letting or local occupancy. (W&BTC No objection)
- 7/2023/5693 Ferry Nab Cottage, Ferry Nab, Windermere: Like for like replacement of timber jetty. (W&BTC No objection)
 - 7/2023/5698 Shepherds Complex Glebe Road, Bowness-on-Windermere: Like for like replacement of 4 jetties for Windermere Boat Sales. (W&BTC No objection)
 - 7/2023/5684 2 Edlan Place, Old Hall Road, Troutbeck Bridge, Windermere: Single storey front and rear extensions. (W&BTC No objection)
 - 7/2023/5654 Land adjacent Middle Entrance Drive, Windermere: Amendment to condition 1 (plans) and condition 2 (slates) on planning permission 7/2023/5385, proposed erection of a single local occupancy dwelling condition (Reserved Matters). Details provide to satisfy requirements of condition 4 (construction method statement) and condition 6 (surface water drainage) on planning permission 7/2022/5603 (Outline)
 - T/2023/0156 Windermere Marina Village, Bowness On Windermere: Works to various trees - See tree schedule. (W&BTC No objection)
 - T/2023/0159 The Spinney, St. Marys Park, Windermere: Fell 2 birch trees. (W&BTC Refer to LDNPA Tree Officer)
 - 7/2023/5574 5 Meadowcroft Cottages, Meadow Croft Lane, Storrs: Change of use of dwelling to one dwelling and one holiday let. (W&BTC No objection)
 - 7/2023/5731 Waterside Wood, Newby Bridge Road, Windermere: Non-material amendment to planning application 7/2021/5298 (Re-Development of existing Waterside Wood Activity Centre into corporate retreat) for first floor section of Pavilion building moved towards the Lake and associated minor amendments to elevations (Non-material amendment to certificate of lawful development) (W&BTC No Comment)
 - 7/2023/5706 Windermere Boat Sales Ltd, Winander House, Glebe Road, Bowness on Windermere: Insertion of new bifold doors in lieu of single door on west elevation of Winander House and alterations to site works. (W&BTC No objection)
 - 7/2023/5769 Boathouse, Storrs Park, Windermere: Non-material amendment to planning application 7/2021/5558 (Demolition of the covered wet dock, jetty & two storey detached building. Erection of a replacement jetty and two storey boathouse with widened wet dock. Dredging the lake bed within the wet dock and around the existing jetty to reduce the lower ground floor area.(W&BTC No comment)
 - 7/2023/5576 37 Crescent Road, Windermere: New shop front for Sugarfinery, 37 Crescent Road along with installation of external air conditioning unit on rear elevation. (W&BTC Recommend Approval)
 - 7/2023/5716 Bryers Cottage, Far Sawrey, Ambleside: Replacement of timber jetty on same footprint. (W&BTC No objection)
 - 7/2023/5700 Fernthwaite, Ellerthwaite Road, Windermere: Balcony to rear elevation. (W&BTC No objection)
 - 7/2023/5758 Laura Ashley Hotel, The Belsfield, Kendal Road, Bowness-on-Windermere: Non-material amendment to planning application 7/2020/5187 (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 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 'Conversion and extension of existing coach house to form spa, alteration and extension of existing accommodation block and alteration and conversion of staff accommodation building to form 19no. total guest bedrooms, 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.' (W&BTC No comment)

- T/2023/0176 Location: 10, Rayrigg Gardens, Windermere: T8 - Goat Willow - Fell as in severe decline with multiple branch failures and poor specimen. (W&BTC Refer to LDNPA Tree Officer)
- 7/2023/5736 North Lodge, Longtail Hill, Bowness-On-Windermere, Windermere: Proposed new garage/canoe store to land to the rear following demolition of existing garage. (W&BTC No objection)

15. The following applications have been WITHDRAWN:

7/2023/5719 Doctors Surgery, Windermere Health Centre, Goodly Dale, Windermere: Non-material amendment to planning application 7/2022/5643 (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) for relocation of air source heat pump. (W&BTC No comment)

16. The following applications have been REFUSED by the LDNP: NONE

Forthcoming Meetings: Wednesday 28th February 2024 at 7pm, Langstone House, Broad Street, Windermere.