



WINDERMERE & BOWNESS TOWN COUNCIL

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

PLANNING SUB-COMMITTEE MEETING:

Wednesday 24th May 2023 at 7pm, Langstone House, Broad Street, Windermere

S Parkyn

Mrs Sally Parkyn,
Clerk to Windermere & Bowness Town Council
18th May 2023

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 26th April 2023.
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. 7/2023/5245 Melbourne Guest House, Biskey Howe Road, Windermere: Change of use of guest house two units of accommodation comprising (a) one principal dwelling or self-catering holiday letting accommodation (northern unit) and (b) to one self-catering holiday letting unit (southern unit) (19/5)
 - b. 7/2023/5237 44, Ellerthwaite Road, Windermere: Change of use of bed & breakfast to dwelling or self-catering holiday letting accommodation (23/5)
 - c. 7/2023/5249: Lake District Boat Club, Glebe Road, Bowness-On-Windermere: Signage to both sides of the Club House (24/5)
 - d. 7/2023/5260 Windy View, Windy Hall Road, Bowness on Windermere: Proposed garden office located in the garden of a newly built dwelling (25/5)
 - e. 7/2023/5257: Storrs Hall Hotel, Storrs Park, Windermere: Proposed erection of a new boat house with guest accommodation and associated external works (30/5)
 - f. 7/2023/5269 5 Keldwyth Park, Troutbeck, Windermere: Proposed Detached Garage (30/5)
 - g. 7/2023/5268 18, Ash Street, Bowness on Windermere: Retractable fabric canopy over external seating together with installation of vertical perimeter panels comprising of render and glazing (30/5)
 - h. 7/2023/5255 Pearsall House, The Ferry Landing, Far Sawrey: Conversion and change of use to hotel with associated landscaping (31/50)
 - i. 7/2023/5250 Plot 4, Land at Lickbarrow Road, Windermere: New 4-bedroom house with attached garage (31/5)
 - j. 7/2023/5266 High Raise, Keldwyth Drive, Troutbeck Bridge, Windermere: Amendment to condition 2 (plans) on planning permissions 7/2023/5025 (Demolition of an existing house and construction of a replacement dwelling) for 1. The configuration of the windows and elevational treatments have been slightly revised. 2. The front alignment

- of the house has been set back from the road by 1 metre. 3. The basement has increased in size (due to on-site excavation issues) (7/6)
- k. 7/2023/5289 Parkside, College Road, Windermere: Remove and replace existing perished roofline woodwork with PVC fascias, soffits and bargeboards. Remove and replace existing plastic guttering and downpipes with new metal guttering and downpipes. Repair and paint render all over exterior of house, including chimney. Replace existing perished wooden frame windows and French doors with new aluminium frame windows and doors (grey). Replace existing exterior lighting with new LED up/down lighters. Remove existing perished wooden decking at the rear of the property, and replace with a new composite decking (13/6)
 - l. 7/2023/5299 Lansdown, Kendal Road, Bowness-On-Windermere: Alterations and extensions, demolition of outbuildings, reinstatement of driveway to improve visibility and associated works following withdrawal of 7/2022/5332 (13/6)
- 7. Tree Applications:** To note or make response:
 T/2023/0059 Border Lodge, Birthwaite Road, Windermere: Reduce lateral limbs by 2-3m (6/6)
 T/2023/0064 Rampholme, Storrs Park, Bowness-On-Windermere: Prune overhanging branches - 1 oak (12/6)
- 8. Licensing Applications:** To respond to any consultation from SLDC on licensing applications.
 NONE RECEIVED
- 9. Follow Up List:** The sub-committee will review the follow up list.
- 10. Planning Decisions:** To note the following planning decisions:
The applications listed below have been APPROVED by the LDNPA:
- T/2023/0009 Rockcliffe Cottage, Ambleside Road, Windermere: Oak tree (listed as T1 in application) - Reduce and reshape crown by up to 2.5m. Remove the lowest lateral branch growing over the highway. (W&BTC No objection)
 - 7/2023/5190 Rayrigg Motors Ltd, Rayrigg Road, Windermere: Amendment to condition 4 (slate) on planning permission 7/2022/5810 for demolition of existing building and erection of convenience store, petrol filling station with canopy, roof mounted solar panels, underground fuel tanks with associated access and car parking. (W&BTC No objection)
 - 7/2022/5779 Land off Post Knott, Bowness on Windermere: Erection of 2 local occupancy dwellings. (W&BTC Recommend refusal)
 - 7/2023/5178 Rose Cottage, Rose Cottage Lane, Windermere. Single storey pitched roof extension to existing dwelling, new garden room pod and metal shed. Landscaping to garden. (W&BTC No objection)
 - 7/2023/5053 6, Langrigge Court, Bowness on Windermere: Construction of 1no. steel cantilevered balcony with glass balustrade including changing existing window to door for access onto the balcony. (W&BTC No objection)
 - 7/2023/5054 Land north of Old Hall Road, Troutbeck Bridge: Erection of a single local occupancy dwelling with associated infrastructure and ancillary facilities, in Outline with Access defined. (W&BTC No objection)
 - 7/2023/5187 Rose Garth, Oakland, Windermere: Construction of garden office. (W&BTC No objection)
- The following applications have been REFUSED by the LDNP:**
 7/2023/5163 7, Brantfell Walk, Bowness-on-Windermere. Loft conversion, removal of existing pitched roof, construction of new second floor level with flat roof. (W&BTC Recommend refusal)
- The following applications have been WITHDRAWN:**

7/2022/5783 Fallbarrow Caravan Site, Rayrigg Road, Windermere Change of use of land for the siting of static holiday caravans and forming of hardstanding bases, paths, parking spaces and decking. (W&BTC No objection)

The following applications have been noted NO PROVISION FOR CONSULTATION:

7/2023/5282 Ashdown House, Lake Road, Windermere: Non-material amendment to planning application 7/2022/5031 (Development of rear ground floor single storey lean-to extension and associated internal alterations) to change the material for the windows and bi-fold door from aluminium to white woodgrain upvc.

7/2023/5297 Meregarh, Old Hall Road, Troutbeck Bridge: Proposed conversion of part of an existing garage into a boiler room to house a wood pellet biomass boiler and associated wood pellet store. The boiler room will consist of 2 No. biomass boilers with associated flues terminating above roof level.

11. Forthcoming Meetings: Wednesday 28th June 2023 at 7pm, Langstone House, Broad Street, Windermere.