



# WINDERMERE & BOWNESS TOWN COUNCIL

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

## PLANNING SUB-COMMITTEE MEETING:

Subcommittee members, you are summoned to attend the **Planning Subcommittee Meeting** of Windermere & Bowness Town Council to be held on Wednesday 25<sup>th</sup> February 2026 at Langstone House, Broad Street, Windermere at 7:00pm.

*S Parkyn*

Mrs Sally Parkyn,  
Clerk to Windermere & Bowness Town Council  
20<sup>th</sup> February 2026

## 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 28<sup>th</sup> January 2026.
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. 7/2025/5563 Oakland Cottage, 6 Oakland Drive, Windermere: Extensions and alterations to existing dwelling and garage to include further living accommodation and change of layout. External landscaping to provide extended terraces Location - We have received revised plans in connection with the above proposal. (9/2)  
*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.*
  - b. 7/2025/5672 South Wood, Ambleside Road, Windermere: New dwelling - variation of condition 2 (plans) on application 7/2024/5423 for revised parking area and new access onto the private road. (23/2)
  - c. 7/2026/5032 Green Fold, Cornbirthwaite Road, Windermere: Alterations to the existing dwelling. Installation of an air source heat pump. Replacement windows and doors. (24/2)
  - d. 7/2026/5022 Ferry Nab Cottage, Ferry Nab, Windermere, LA23 3JH Proposal: Alterations to dwelling and extensions to create 2 new external canopies. (25/2)
  - e. Updated application: 7/2025/5398 Planning permission to extend the existing hotel to provide an additional 70 bedrooms, ancillary hotel uses, staff accommodation and residential development of 18no. residential units, with associated access, parking, landscaping, and biodiversity Location: Windermere Manor Hotel, Rayrigg Road, Windermere. Amended plans/information specifically in relation to reduction in proposed units and updated flooding, viability and highways information, all the new information is dated the 30.01.26. Further comments, quoting the reference number 7/2025/5398. (16/2) Delegated decision: *No further comment.*
  - f. 7/2026/5054 Green Gables Guest House, 37, Broad Street, Windermere: Change of use of guest house to permanent dwelling or selfcatering holiday letting.(5/3)
  - g. 7/2026/5052 4 Westwood, Ellerthwaite Road, Windermere: Change of use from guesthouse (C1) to single dwellinghouse (C3) (6/3)

- h. 7/2025/5545 Fellside, The Nook, Kendal Road, Bowness on Windermere: Proposed dormer roof conversion to an existing 2 storey residential dwelling to include the demolition of an existing garage and the creation of a new single storey annex. (10/3)
- i. 7/2026/5063 Woodside, Smithy Lane, Bowness-on-Windermere: Proposed link between main house and annex. (11/3)
- j. 7/2026/5070 & 7/2026/5071 (Listed Building Consent) Millerfell, Rayrigg Road, Windermere: The proposal is to make internal alterations relocating the kitchen to improve access, alter ensembles and extend on top of the existing two storey outshut to provide additional floor area at second floor to form a suite with bedroom, bathroom and living room. (13/3)
- k. 7/2026/5075 Jewson, Longlands Road, Bowness-on-Windermere: 1x fascia sign and 3x flags. (17/3)

**7. Tree Applications:** To note or make response

- I. T/2026/0011 Troutbeck Bridge, Old Hall Road, Windermere: Removal of 2 sycamore trees. (23/2)
- II. T/2026/0016 Bowfell Close, Middle Entrance Drive, Bowness-On-Windermere: T1, T2, T3 & T4 - All cut leaf Beech trees - reduction on all 4 trees of 2-3m (5/3)
- III. T/2026/0024 The Laurels Beemire Lane, Birthwaite Road, Windermere: Reduce 1 ash tree by 3m. (11/3)
- IV. T/2026/0025 Cedar Manor Hotel, Ambleside Road, Windermere: Reduce 1 holly as shown in the photo. (13/3).
- V. T/2026/0030 12, Fairfield, Bowness-on-Windermere: Ash tree - Pollard to point as marked in red in the submitted photograph. (20/3)

**8. Non-consultation notification:** To note

- 7/2026/5053 The Coach House, 37 Back Broad Street, Windermere: Use as a dwellinghouse.
- 7/2026/5058 Apartment, 37 Broad Street, Windermere: Use as a Dwelling.
- 7/2026/5064 Willows, Storrs Park, Bowness-on-Windermere: Braced Shepherds hut classed as twin caravan in garden.

**9. Tree Preservation Order:** To note or make a response

Tree Preservation Order 491 - Pine Howe, Windermere: The Authority has made the Order because:- Government guidance states that Local Planning Authorities should use Tree Preservation Orders to protect trees where their removal would have a significant impact upon the local environment and its enjoyment by the public. (25/3) Delegated response: *The Town Council welcome the application of Tree Protection Order 491 in this important location and have **no objection**.*

**10. Appeals:** To note or respond to the Planning Inspectorate

7/2025/5086 St Annes Elleray School, Windermere: The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 as amended appeal to the Secretary of State against LDNPA refusal of planning permission for erection of five new dwellings and associated infrastructure and landscaping, in association with outline permission 7/2021/5689. To make additional comments, or modify/withdraw your previous representation, do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send a copy to: The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN All representations must be received by 12 March 2026. All representations must quote the appeal reference 6004196.

**11. Licensing Applications:** To respond to any consultation from Westmorland & Furness Council on licensing applications:

PL(A)0237 Trenchers (former Boatmans Café and adjacent gift shop), Rectory Road, Windermere. (5/3)

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

**13. Cumulative Impact Assessment, Welfare Hub & Street Support Officers:** Update from clerk and to resolve a way forward if required.

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

- 7/2025/5458 Merethwaite, Old Hall Road, Windermere: Erection of ancillary gatehouse as part of main dwelling. (W&BTC No comment)

- 7/2025/5425 1-12, Craig Court, Craig Walk, Bowness on Windermere: Replace metal balustrades to balconies with glass and stainless steel posts and railings (W&BTC No objection)
- 7/2025/5663 Blakeholme Cottage, Newby Bridge: New garden storage shed. (W&BTC No objection)
- 7/2025/5605 6 Glebe Gardens, Windermere: Removal of garage and alterations to bungalow. (W&BTC Recommend Refusal)
- 7/2025/5637 Newstead & New Lodge, New Road, Windermere: Retrospective change of use from guest house to a single dwelling with permanent occupancy restriction or a single selfcatering holiday unit (Newstead). Change of use from owners accommodation to a single dwelling with local occupancy restriction or a single holiday let unit (New Lodge). (W&BTC Split decision: Newstead - No objection, New Lodge - Recommend Refusal)
- 7/2025/5686 Land at Lickbarrow Road, Windermere: Construction of a new house according to planning approval ref. 7/2022/5496 (Non-consultation notification)
- 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. (Non-consultation notification)
- 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. (W&BTC Recommend approval)
- T/2025/0252 Arosa, Spooner Vale, Windermere: See work specification submitted as part of the application. (W&BTC No objection but defer to the LDNPA Tree Officer)
- 7/2025/5658 Blakeholme Cottage, Newby Bridge: Replacement timber jetty on the same site and of the same size as the existing timber jetty.

**The applications listed below have been WITHDRAWN:**

- 7/2025/5702 Brunton Lodge, Kendal Road, Bowness-on-Windermere: Single and two storey extensions.

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

- 7/2025/5214 Land off Cornbirthwaite Road, (opposite High Meadows), Windermere: Demolition of dilapidated stable blocks and hardstanding and the erection of a single dwelling (outline). (W&BTC No objection)

**Forthcoming Meetings:** Wednesday 25<sup>th</sup> March 2026 at 7pm, Langstone House, Broad Street, Windermere.