



WINDERMERE & BOWNESS TOWN COUNCIL

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

PLANNING SUB-COMMITTEE MEETING:

Wednesday 25th January 2023 at 7pm, Langstone House, Broad Street, Windermere

J Hartley

Mrs Julie Hartley,
Clerk to Windermere & Bowness Town Council
19th January 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 14th December 2022.
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) **7/2022/5752: Rose Garth, Oakland, Windermere:** 5m extension to lounge with double pitched roof and full height glazing to North West and South West Elevations. Store below and roof lights to new roof (9/1)
 - b) **7/2022/5779: Land off Post Knott, Bowness:** 2 new local occupancy dwellings (12/1)
 - c) **7/2022/5772: Land at Lickbarrow Rd, Bowness:** Addition of raised decking area, amendment to condition 2 (plans) on planning approval ref 7/2021/5869 for 4 bedroom detached dwelling with attached garage (18/1)
 - d) **7/2022/5798: Latterheath Cottage, Longmire Rd, Windermere:** Demolition of single storey dwelling and erection of new single and two story dwelling with associated external landscaping works. Creation of new access gate and track off highway (19/1)
 - e) **7/2022/5809: Elford, Langdale Crescent, Windermere:** Demolition of the existing terrace; alterations and extension to the existing dwelling including conversion of the garage and undercroft to provide additional accommodation; and the erection of a detached double garage (1/2)
 - f) **7/2022/5810: Rayrigg Motors, Bowness:** Amendment to design condition 2 (plans) and condition 6 (drainage) on planning permission 7/2020/5566 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 (1/2)
 - g) **7/2022/5812: Lakes Architect, 11 Church St, Windermere:** Change of use from dwelling/home office space (C3a) to professional services (Ecii) (1/2)
 - h) **7/2023/5001: Denewood, Flat 8, Queens Drive, Windermere:** Replacement of 5no. windows. Installation of 2no. roof windows (Retrospective) (1/2)
 - i) **7/2023/5002: Oakhill Veterinary Centre, Lake Road, Windermere:** Extension to the existing cabin building to provide additional working space for the veterinary practice. (2/2)
 - j) **7/2023/5003: 109, Windermere Park:** Demolition of existing balcony, erection of replacement balcony (2/2)

- k) **7/2022/5799: The Laurels, Meadowcroft Lane, Ferry Nab, Bowness:** Elevational alterations and erection of outbuilding, garage and kennel (6/2)
 - l) **7/2023/5014 & 5015: The Hydro Hotel, Helm Road, Bowness:** Erection of a new electrical substation to replace the existing substation for the recently renovated Ro Hotel and repair and rebuilding of existing retaining wall (8/2)
 - m) **7/2022/5790: Boathouse 35, Windermere Marina Village, Bowness:** General refurbishments to 1960's Boathouse. Removal of white PVCu cladding to the front and return to original wood cladding. Add additional larch cladding to the upper portion of the side elevation of number 35. Repositioning of air-conditioning unit to side external elevation above potential flood height along with two Tesla Powerwall batteries. Solar panels to the roof of both boathouses (9/2)
 - n) **7/2023/5008: High Fellside House, Kendal Road, Bowness:** 4 bedroom detached local need house in the lower garden of High Fellside House (10/2)
 - o) **7/2023/5021: The Poplars, Lake Road, Windermere:** Amendment to condition no 3 (occupancy) on planning permission ref 7/2017/5632 for change of use from C1(hotel/guest house) to C3 (self-catering house) (10/2)
 - p) **7/2023/5020: Brendan Chase, 1-3 College Road, Windermere:** Change of use from guest house to two units of self-catering holiday letting accommodation (13/2)
 - q) **SL32: 7/2022/5144: Applethwaite Green, Phoenix Way, Windermere:** Revisions to the original proposals for which Town Council recommended refusal.
7. **Tree Applications:** To note or make response:
- a) **T/2022/0208: Broad Street Car Park:** TR1 - Maple that has died to fell, TR2 - Prunus with significant basal decay fungus and signs of decline to fell (13/1)
 - b) **T/2022/0210: 20, Quarry Brow, Bowness:** Prune 6 yew trees - a 5 year rolling consent (20/1)
 - c) **T/2022/0201: 14, St Mary's Park, Windermere:** Cypress tree (T1) - crown lift up to 2m (1/2)
 - d) **T/2023/0008: Mountain Ash, Spooner Vale, Windermere:** T1 Sycamore. Reduce westerly facing lower branches that are overhanging car parking bays to reduce debris falling on vehicles (13/2)
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:

7/2022/5281: Staddlestones, Greenstiles Park, Windermere: Front porch and side garden. (WBTC recommended refusal due to impact on ancient woodland. This has been reviewed by LDNPA and Woodland Trust is now satisfied that there will be no impact on root systems of ancient trees).

7/2022/5685: 15, Craig Walk, Bowness: 2 storey extension (WBTC no objections)

7/2022/5663: Fallbarrow Hall, Bowness: Change of use to mixed holiday accommodation (No objs)

7/2022/5654: Windermere Hotel, Windermere: Replacement of damaged sash windows. (Rec Appl)

7/2022/5469: High Longlands, Longlands Road, Bowness: Garage and workshop. (No objs)

7/2022/5673: Howethwaite, Helm Road, Bowness: Single storey extension. (No objs)

7/2022/5724: Yewgarth, New Rd, Windermere: Change of use of part of the ground floor from office to living accommodation. (WBTC No objs)

7/2022/5708: Robin Hill, Longlands Road, Bowness: Outdoor kitchen. (WBTC no objs)

7/2022/5603: Bowfell Close, Middle Entrance Drive, Bowness: Erection of a local occupancy dwelling. (outline permission) (No objs in principle)

7/2022/5696: Windermere Steamboat Museum: 3 sculptural shelters. (WBTC rec approval)

7/2022/5537: High Borrans Outdoor Education Centre: Installation of solar panels to roof. (No objs)

7/2022/5638 & 5639: Belle Isle, Bowness: Changes to temporary wharf to re-instate beach. (Rec appl)

The following applications have been WITHDRAWN:

7/2021/6054: Unit 1&2 Longlands Road (Flying Gin Company): Change of use to company HQ, production kitchen and training academy.

11. Forthcoming Meetings: Wednesday 22nd February 2023 at 7pm, Langstone House, Broad Street, Windermere.