



WINDERMERE & BOWNESS TOWN COUNCIL

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

PLANNING SUB-COMMITTEE MEETING:

Wednesday 26th February 2025 - Langstone House, Broad Street, Windermere at 7pm

S Parkyn
Mrs Sally Parkyn,
Clerk to Windermere & Bowness Town Council
21st February 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 22nd January 2025.
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. 7/2024/5735 2 Hillside Cottages, Storrs Park, Windermere: Replacement two storey extension, porch and garage. Alterations to turning area and widening site entrance - variation of condition 2 (plans) of planning permission 7/2022/5641 to amend approved plans. (17/2)
 - b. 7/2025/5012 Chalet Over The Lake, Hen Rock & Lindeth Dock, Storrs Park, Windermere: Removal of existing jetties. Replacement with reconfigured and extended jetties. (18/2)
 - c. 7/2024/5679 Briars Cragg, Lindeth Drive, Bowness-On-Windermere: Alterations and Extension to Existing Dwelling. (18/2)
 - d. 7/2025/5025 Farley, Cornbirthwaite Road, Windermere: Extensions and alterations - variation of condition 2 on planning permission 7/2024/5105 to change the size of the two storey extension. (19/2)
 - e. 7/2024/5274 The Lodge, Kendal Road, Bowness on Windermere: 7 additional parking bays plus the re-surfacing of older existing parking space. (21/2)
 - f. 7/2025/5016 High View, Sun Hill Lane, Troutbeck Bridge: To provide a new independent class room to serve the existing nursery with sanitary provision. (21/2)
 - g. 7/2025/5044 10, Crescent Road, Windermere: Fascia and projecting sign. (28/2)
 - h. 7/2025/5059 Co-op, Lake Road, Bowness on Windermere: Full height window vinyl. (7/3)
 - i. 7/2025/5066 Boathouse, Storrs Park, Windermere: 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 (Resubmission of 7/2020/5529) - variation of condition 2 (plans) of planning permission 7/2021/5558 for door, fenestration and roof amendments, an external staircase, vehicle turntable and external wall downlights. (11/3) *Deferred to 26.3.25 pending receipt of additional information.*
 - j. 7/2025/5064 Millbeck House, Woodland Road, Windermere: Removal of existing balcony & stair. Erection of replacement balcony & stair. (12/2)
 - k. 7/2025/5067 Applethwaite Cottage, Longmire Road, Windermere: Ancillary accommodation - variation of condition 2 (Occupancy) on planning permission 7/2009/5341 to be used as either ancillary accommodation or holiday letting accommodation. (13/3)
 - l. 7/2024/5419 5, Keldwyth Park, Troutbeck Bridge, Windermere: Alterations and extensions (Additional extension added to approval 7/2023/5569). (19/3)

- m. 7/2025/5086 St Annes Elleray School, Windermere: Erection of five new dwellings and associated infrastructure and landscaping, in association with outline permission 7/2021/5689 (19/3)
 - n. 7/2025/5093 Land at Meadowcroft, Storrs Park, Windermere: Implementation of planning permission ref: 7/2023/5346 - Four detached dwellinghouses. (20/3)
 - o. 7/2025/5095 Land to south of Lake View, Bowness on Windermere: Construction of shed for storage and changing. (20/3)
- 7. Tree Applications:** To note or make response:
- I. T/2025/0010 Oakburn, Thornbarrow Road, Windermere: T-3 Thuja, Fell due to its roots damaging the driveways. (17/2)
 - II. T/2025/0021 The Gables, Old College Lane, Windermere: T1 - Sweet Chestnut - reduce by approx 2m to slow down the vertical growth and shape. T2 - Scots Pine - Fell. (27/2)
 - III. T/2025/0023 St Martins Church, Lake Road, Off St Martins Place, Bowness-On-Windermere: TR1 Willow - fell all stems and treat to prevent regrowth. TR2, TR3 & TR4 Yew - crown clean all deadwood and sever ivy. TG1 Mixed species - prune all overhang back to boundary edge and 1 metre clearance from all street furniture. TG2 Yew - prune branches back to allow 1 metre clearance from Lych gate entrance to church. (5/3)
 - IV. T/2025/0029 Orrest Howe Lodge, Elleray, Windermere: Fell 1 beech tree (No. 4). Remove the two lowest branches back to the trunk of a beech tree (No. 8) (17/3)
 - V. T/2025/0031 Cleeve Howe, Carriage Drive, Windermere: Fell to ground level 1 pine tree (T1) (20/3)
- 8. Non-consultation notification:** To note
- T/2025/0018 The Gables, Old College Lane, Windermere: Prune 3 broken branches off a Robinia - 5 day notice.
 - 7/2025/5060 Troutbeck Bridge Swimming Pool, Troutbeck Bridge, Windermere: Approval of details reserved by condition 13 (Cycle parking) on planning application 7/2024/5052 for Construction of 18 hole adventure golf course, re-landscaping of existing car park and upgrade of front elevation of health club.
 - 7/2025/5074 Ellerwood, Storrs Park, Bowness-on-Windermere: Non-material amendment to planning application 7/2024/5155 (Demolition of part of existing dwelling house, proposed one and two storey extensions with attached double garage, proposed detached single storey summer house, proposed detached single storey garden store, and alterations to entrance drive with external landscaping works) to add additional rooflight to garage & omit the gable window.
 - 7/2025/5082 Maiden Holme, Lindeth Drive, Bowness-On-Windermere: Approval of details reserved by condition no. 4 (arboricultural method statement) on planning permission 7/2024/5586 (Erection of a single-storey detached garage structure).
- 9. Enforcement Appeal:** To note
E/2023/0259 Town and Country Planning (Enforcement) (Written representations procedure) (England) Regulations 2002 Enforcement notice appeal: La Sagesse, Queens Drive, Windermere
- 10. Enforcement Appeal Planning Inspectorate Decisions:** To note
Appeal Ref: APP/Q9495/W/24/3353377 Bordriggs Farm, Kendal Road, Bowness-on-Windermere: The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission 7/2024/5076 for the erection of up to 5 no. dwellings with associated infrastructure and ancillary facilities in outline with access defined - Dismissed.
- 11. Tree Preservations Order:** TPO 479 Land at White Gates, Windermere: Copper Beech Tree. Confirmed without modification as an unopposed order.
- 12. Licensing Application:** To respond to any consultation from Westmorland & Furness Council on licensing applications:
- i. PL3062 Treasure Mountain, 7 Victoria Street, Windermere. (4/3)
 - ii. PL3063 Kindred Spirits, Victoria Building, Royal Square, Bowness-on-Windermere. (5/3)
- 13. Follow Up List:** The sub-committee will review the follow up list.
- 14. Cumulative Impact Assessment:** No update.
- 15. Holiday Let nuisance information gathering:** To discuss and if agreed make a proposal to Full Council.

16. Planning Decisions: To note the following planning decisions:

The applications listed below have been APPROVED by the LDNPA:

- 7/2024/5631 Grey Walls Hotel, Elleray Road, Windermere: Use as an Aparthotel with 17 short-term holiday letting units with external alterations. (W&BTC No objection)
- 7/2024/5423 South Wood, Ambleside Road, Windermere: New build dwelling house. (W&BTC No objection)
- 7/2024/5692 34, Victoria Road North, Windermere Single storey extension garage and utility room. (W&BTC No objection)
- 7/2024/5538 Brookfield, Longtail Hill, Bowness on Windermere: Demolition of two, single-storey garage buildings. Erection of single-storey side extension to include space for a new double garage, bike storage, utility and boot room. Replacement pool and associated landscaping works and garden building. Installation of awning to east, north and south elevations. (W&BTC No objection)
- 7/2024/5619 Snowberry Lodge, Ferry View, Bowness-on-Windermere: New road access and parking spaces. (W&BTC No objection)
- T/2024/0210 3, Priory Gardens, Windermere: Oak tree (T1 in application) - Crown reduction to 3 metres above ground level. (W&BTC Refer to Tree Officer)
- 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. (W&BTC No objection)
- 7/2024/5591 4, Annisgarth Drive, Windermere: Erection of detached garage / office building and installation of new tarmac hard court sports pitch within curtilage of dwelling. (W&BTC Recommend refusal)
- 7/2024/5281 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. (W&BTC No further comment)
- 7/2024/5642 Broomhill, Birthwaite Road, Windermere: Local needs dwellinghouse following refusal of application ref 7/2020/5238 - variation of condition 2 (plans) and condition 4 (tree protection measures) of planning permission 7/2021/5156 relating to design and tree protection. (W&BTC No objection)
- T/2025/0018 The Gables, Old College Lane, Windermere: Prune 3 broken branches off a Robinia - 5 day notice. (5 Day Notice - TPO or Conservation Area)
- 7/2024/5725 Helm Flats, Helm Farm, Windermere: Change of use from holiday lets to flats in multiple occupation (C4) (W&BTC No objection)
- 7/2024/5656 The Kennels, Lindeth, Windermere: Renovation and alteration, including new surface water and foul water drainage. (W&BTC No objection)
- 7/2024/5685 Green Gables, Longtail Hill, Windermere: Erection of a new detached garage building. (W&BTC No objection)
- T/2025/0004 14 Old College Park, Phoenix Way, Windermere: Willow tree (1 in notification) - Fell to ground level. Silver Birch tree (2 in notification). (W&BTC No objection)
- 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. (Non-consultation notification)

The applications listed below have been REFUSED by the LDNPA:

- 7/2024/5563 Windermere Business Centre, Oldfield Court, Windermere: Erection of three local occupancy residences with associated infrastructure and ancillary facilities. (W&BTC Recommend refusal)
- 7/2023/5470 High Cunsey Farm, Cunsey, Ambleside: Construction of new boathouse with first floor store room, wc and dayroom, extension to existing timber jetty, localised dredging and associated site works. (W&BTC Recommend refusal)
- 7/2024/5674 Fellside Close, Kendal Road, Bowness-on-Windermere: Construction of a new 2 bedroom detached property on a garden plot. (W&BTC No objection)

The applications listed below have been WITHDRAWN:

- 7/2024/5629 Blakeholme Cottage, Newby Bridge, Ulverston: New garden room and garden storage shed. (W&BTC No objection)

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