



WINDERMERE & BOWNESS TOWN COUNCIL

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

PLANNING SUB-COMMITTEE MEETING:

Wednesday 28th August 2024 - Langstone House, Broad Street, Windermere at 7pm

S Parkyn
Mrs Sally Parkyn,
Clerk to Windermere & Bowness Town Council
22nd August 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 26th June 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. 7/2024/5371 Windermere Business Centre, Oldfield Court, Windermere: Office accommodation and house of multiple occupancy - variation of condition 4 of planning permission 7/2023/5112 installation of fewer solar panels. (20/8)
 - b. 7/2024/5290 Jetties at Westward Ho Boathouse, Ferry Nab, Bowness on Windermere: Like for like replacement of two timber jetties. (21/8)
 - c. 7/2024/5403 Domino's Pizza, Lakes Road, Bowness-on-Windermere: Change of use for the sale of hot food for consumption on and off the premises - variation of condition 3 of planning permission 7/2016/5805 to change operating hours of extraction equipment. (22/8)
 - d. 7/2024/5418 Lindeth Bank, Lindeth Drive, Bowness-On-Windermere: Extension and alterations. (28/8)
 - e. 7/2024/5105 Farley, Cornbirthwaite Road, Windermere: Extensions and alterations to Farley, Cornbirthwaite Road, Windermere. (28/8)
 - f. 7/2024/5434 Blakeholme Cottage, Newby Bridge, Ulverston: Extensions and alterations to dwelling, new summer house, sauna, plunge pool and hot tub to garden. (4/9)
 - g. 7/2024/5440 Denecrest Guest House, 13, Woodland Road, Windermere: Flexible use of property as guest house, holiday let and permanent dwelling. NOTE: CHANGE TO INITIAL PROPOSED USE. (11/9)
 - h. 7/2024/5448 Miyarli, Helm Road, Bowness-On-Windermere: Replace existing window to south-west elevation with full height window and Juliette balcony; and demolition and rebuilding of utility room. (17/0)
 - i. 7/2024/5402 Blackwell Folly, Newby Bridge Road, Windermere: Erect a two-storey extension on the north aspect. (19/9)
7. **Planning Application amended details:** To note or make a response to the new information:
 - i. 7/2023/5255 Pearsall House, The Ferry Landing, Far Sawrey: Conversion and change of use to hotel with associated landscaping. (further comments by 29/8)
 - ii. 7/2024/5265 Orrest Head Farm, A591 and Thwaites Lane, Windermere: Highway infrastructure works to support development at Land at Orrest Head Farm, Windermere (Land allocation CSE01M). (further comments by 4/9)
8. **Tree Applications:** To note or make response:

- I. T/2024/0138 Yew Trees, Phoenix Way, Windermere: Prune two yew trees - 1m off all round to retain shape. (16/9)
9. **Non-consultation notification:** To note
7/2024/5457 Grove Farm, Kendal Road, Bowness-on-Windermere: Midden agricultural building for storage of farm manure.
10. **Enforcement Notices:** To note:
- E/2023/0259 Land at La Sargesse, Queens Drive, Windermere: Material change of use: Notice takes effect 3.10.24 unless appeal made beforehand.
11. **Appeals:** To note: NONE
12. **Appeal Decisions:**
- E/2023/0113 Land at 1 Priory Mews, Priory Grange, Windermere: Planning inspectorate decision: (i) Discontinue the use of the Land otherwise as a single falling within Use Class C3 of the Town and Country Planning (Use Classes) Order, **Appeal dismissed and enforcement notice upheld** (ii) Remove the roofed building and fence from the Land: **Appeal upheld and planning permission for single structure granted.**
13. **Licensing Applications:** To respond to any consultation from Westmorland & Furness Council on licensing applications: NONE
14. **Follow Up List:** The sub-committee will review the follow up list.
15. **Cummulative Impact Assessment and Marshalls Report:** Update.
16. **Planning Decisions:** To note the following planning decisions:
The applications listed below have been APPROVED by the LDNPA:
- 7/2024/5313 Meadfoot, New Road, Windermere: Change of use from Guest house to residential. (W&BTC No comment)
 - 7/2024/5226 2, Helm Close, Bowness-On-Windermere: Extensions to 2 & 4 Helm Drive to improve existing Staff Accommodation, Resubmission of application reference 7/2024/5013 (W&BTC No objection)
 - 7/2024/5340 9, Beechwood Close, Bowness-On-Windermere: Refurbishment of the existing dwelling, with alterations to the external fenestration, cladding materials and balcony. (W&BTC Recommend Approval)
 - T/2024/0101 8 Old College Park, Phoenix Way, Windermere: Yew tree (listed as T1 in notification) - Reduce by 3m to newly establishing crown line. (W&BTC No objection)
 - T/2024/0100 1a Annisgarth House, Annisgarth, Windermere: T1- Fell group of Holly trees; T2- Fell group of Holly trees; T3 - Yew - crown raise to approx 2m and prune back 2.5 m from carriageway; T4 - Fell 1x Beech; T5 - Fell 1 x Ash; T6 - Fell 1 x Ash; T7 - Copper Beech - crown raise to approx 3m and remove crossing branches and deadwood. (W&BTC No objection to pruning; refer the remainder for LDNPA Tree Officer regarding TPOs)
 - 7/2024/5341 Latterheath Cottage, Longmire Road, Windermere: Replacement dwelling - variation of condition 2 (plans) of planning permission 7/2024/5169 for alterations to include home office/study and some adjustments to window openings. (W&BTC Recommend Approval)
 - 7/2023/5309&5310 Orrest Head House, Kendal Road, Windermere: 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. (W&BTC Recommend Approval)
 - 7/2024/5353 Highfield, Windermere: Replacement of existing timber jetty in the same location with a wider jetty. (W&BTC No objection)

- 7/2024/5196 Highfield, Windermere: Creation of internal track (part retrospective), installation of 2 no. package treatment plants and associated landscaping. (W&BTC No objection)
- T/2024/0111 1, St John's Gardens, Lake Road, Windermere: Ash tree (marked as T5 in notification) - Fell to ground level. (W&BTC No objection)
- 7/2024/5365 Location: The Howes, Blackmoss Lane, Windermere: Agricultural buildings over existing yard areas. (W&BTC No objection)

17. The following applications have been WITHDRAWN:

- 7/2024/5247 The Heaning, Heaning Lane, Windermere: Replacement laundry building. (W&BTC No objection)
- 7/2024/5287 11a, Quarry Brow, Bowness-on-Windermere: Construction of a 3 storey side extension. (W&BTC Recommend refusal)

18. The following applications have been REFUSED by the LDNP:

- 7/2024/5282 The Village Inn, Lake Road, Bowness-on-Windermere: Proposed internal and external alterations to the existing premises. (W&BTC Recommend refusal)

19. Forthcoming Meetings: Wednesday 25th September 2024 at 7pm, Langstone House, Broad Street, Windermere.