



WINDERMERE & BOWNESS TOWN COUNCIL

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

PLANNING SUB-COMMITTEE MEETING:

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

S Parkyn

Mrs Sally Parkyn,
Clerk to Windermere & Bowness Town Council
23rd February 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 24th January 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. 7/2024/5021 7, Biskey Howe Park, Windermere: Demolition of existing house and construction of new 5 bedroom dwelling. (20/2)
 - b. 7/2024/5015 Doctors Surgery, Windermere Health Centre, Goodly Dale, Windermere: Replacement of timber cladding with concrete render to exterior of existing outrigger to health centre, Installation of flights of steps and access ramps to two fire escapes, installation of six air source heat pumps within timber palisade enclosure - variation of condition 2 (plans) of planning permission 7/2022/5643 with relocation of airsource heat pumps and enclosure. (21/2)
 - c. 7/2024/5013 2, Helm Close, Bowness-On-Windermere, Windermere: Extensions to 2 & 4 Helm Drive to improve existing Staff Accommodation Standard. (27/2)
 - d. 7/2024/5028 Lowfell, Kendal Road, Bowness-On-Windermere: Ancillary accommodation to provide garaging and spa pavilion together with associated external works and landscaping. (6/3)
 - e. 7/2023/5822 Burnthwaite, Kendal Road, Bowness on Windermere: Proposed new dormer. (11/3)
 - f. 7/2024/5064 Sunny Bank, Sunny Bank Road, Windermere: Conversion of outbuilding into garden room/home office and covered external patio/car port. (13/3)
 - g. 7/2024/5074 Spar Store, Rayrigg Road, Windermere: Illuminated fascia signage x6, illuminated PID x1, non-illuminated panel signs x2, non-illuminated CSU, non-illuminated poster unit, illuminated canopy & illuminated Shell signage on canopy (14/3)
 - h. 7/2024/5086 2 Hodge Howe Cottage, Ambleside Road, Windermere: Construction of detached garage with garden store, new fencing and gates and gravel parking area. (20/3)
 - i. 7/2024/5087 West End Buildings, West End, Windermere: Change of signage and colour of 3 No retail shop fascias. (20/3)
 - j. 7/2024/5052 Troutbeck Bridge Swimming Pool, Troutbeck Bridge: Construction of 18 hole adventure golf course, re-landscaping of existing car park and upgrade of front elevation of health club. (20/3)

- k. 7/2024/5016 7, Brantfell Walk, Bowness on Windermere: Creation of two separate dwellings - remove condition 6 on planning permission 7/2023/5617 requiring 30% of the operational energy through decentralised, district heating and, renewable and low-carbon energy sources (21/3)
 - l. 7/2024/5063 Birch Howe, Ferney Green, Bowness-on-Windermere: Front/Side Extension. (21/3)
- 7. Tree Applications:** To note or make response:
- i. T/2024/0013 Hodge Howe Woods and Watersports Centre, Hodge Howe Road, Windermere: Trees are situated in the conservation area, T1971 - Large Mature Beech - fell. T1982 - Lawson Cypress - fell. T1995 - Ash Tree - fell (19/2)
 - ii. T/2024/0015 Lipwood, Old College Lane, Windermere: 1 Sycamore - remove lowest three branches (19/2)
 - iii. T/2024/0022 Unit 1-2 Boathouse, 1 Ferry Nab, Windermere: Fell all Ash trees situated in area W1, severally infected with Ash dieback. Trees on north east boundary of area W1 (Lake warden boundary). Crown raise over boundary to 6m. Crown reduce back from boundary by 2m. Trees are encroaching over the boundary. (5/3)
 - iv. T/2024/0014 Old Fallbarrow, Fallbarrow Road, Bowness-On-Windermere: Trees 1, 2, 3 - Sycamores, 1 Ash (with dieback) reduce in height to 5m pollard. T-5 - Fir, Fell due to snow and storm damage. T-6, 7, 8 - Sycamore saplings, fell as damaging hedge. (6/3)
 - v. T/2024/0037 Boathouse near Storrs Holme, Storrs Park, Bowness-On-Windermere: Fell 1 oak (T1). (19/3)
- 8. Non-consultation Notification:** To note:
T/2024/0016 1 Hodge Howe Cottage, Ambleside Road, Windermere: T1 - Ash Tree with dieback to be felled due to hazard of falling limbs T2 - Sycamore Tree dying back from the top to be felled due to hazard of fallen limbs T3 - Ash Tree to be felled due to hazard of complete failure of root system and damage to personnel and adjoining healthy trees T4 - Ash Tree with dieback to be felled due to hazard of falling limbs.
- 9. Enforcement Notices:** To note: NONE
- 10. Appeals:** To note:
E/2021/0038A and E/2021/0038B - land at Birthwaite Road, Windermere. Appeal A Ref: APP/Q9495/C/22/3296939 43. The appeal is dismissed, the enforcement notice is upheld and planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended. Appeal B Ref: APP/Q9495/C/22/3299718 44. The appeal is dismissed, the enforcement notice is upheld and planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.
- 11. Licensing Applications:** To respond to any consultation from Westmorland & Furness Council on licensing applications.
- PL(A)040982 Spar Rayrigg Road full variation of Premises License.
- 12. Follow Up List:** The sub-committee will review the follow up list.
- 13. Cumulative Impact Assessment and marshalls Report:** Update from W&FC if received.
- 14. Planning Decisions:** To note the following planning decisions:
The applications listed below have been APPROVED by the LDNPA:
- 7/2023/5764 Latterheath Cottage, Longmire Road, Windermere: Demolition of single story dwelling and erection of new single and two story dwelling with associated external landscaping. (W&BTC Recommend approval)
 - 7/2023/5761 Oakdene, Beechwood Close, Bowness-on-Windermere: Proposed dormers windows to the rear of dwelling to replace roof light windows. (W&BTC No objection)
 - 7/2023/5735 Jetty north of Storrs, A592, Windermere: Like for like replacement timber jetty (private use). (W&BTC No comment)
 - 7/2023/5789 Beach, Promenade, Bowness on Windermere: Periodic regrading of beach adjacent The Promenade, Bowness-on-Windermere every 2-3 years. (W&BTC No objection)

- 7/2023/5705 Wayside, Birkett Hill, Bowness-on-Windermere: Demolition of single storey utility room, construction of single storey side extension and rear dormer windows. (W&BTC No objection)
- 7/2023/5751 Coppice Guest House, Brook Road, Windermere: Amendment to condition 3 (occupancy) on planning permission 7/2014/5744 - Proposed change of use of the existing integral garage to owners bedroom - to allow flexible use of the current building for manager's accommodation and/or guest use. (W&BTC No objection)
- 7/2023/5711 The Windermere Centre, Oldfield Road, Windermere: Replacement of later addition windows (W&BTC No comment)
- 7/2023/5600 Miller Howe Hotel, Rayrigg Road, Windermere: Approval of details reserved by conditions 3 (Foundation design of the Delivery/Laundry Extension) & 4 (Tree protection measures) on planning permission 7/2023/5335 for Alterations and extensions: replacement orangery, bar/lounge extension, portico and new restaurant entrance, dormer windows, new terrace and replacement balconies (Non consultation)
- 7/2023/5712 1 Lakeshore Boathouses, Storrs Park, Windermere: Amendment to condition 2 (plans) & removal of condition 6 (materials, details and finishes) on planning application 7/2021/5527 - erection of a single replacement boathouse comprising wet docks, jetties and living accommodation; associated site works; and a site wide landscaping scheme including a replacement vehicular access. (W&BTC No objection)
- 7/2023/5732 Land north of Millbeckstock, Bowness on Windermere: Installation of package treatment plant to replace existing septic tank. (W&BTC No objection)
- 7/2023/5782 The Willowsmere, Ambleside Road, Windermere: Change of use from guest house to two self-catering holiday let units or two permanent dwellings. (W&BTC No objection)
- T/2023/0189 3, Wynlass Park, Windermere: Oak tree (marked as Oak tree to prune in application) - Reduce oak bough over parking area to first growing point. Hawthorn tree (marked as Hawthorn to prune in application) - Reduce and reshape by up to 1m. (W&BTC No comment)
- 7/2023/5737 6, Applerigg, Windermere: Excavation of land to accommodate natural swimming pool. (W&BTC No comment)
- 7/2023/5729 Lane Head, Victoria Road, Windermere: Demolish existing dwelling & construct a new dormer bungalow dwelling as a replacement. (W&BTC No objection)
- 7/2023/5796 Royal Windermere Yacht Club, Fallbarrow Road, Bowness-on-Windermere: Removal/demolition of existing terrace construction of new elevated terrace and associated site works. (W&BTC No objection)
- 7/2023/5785 Highfield, Rayrigg Road, Windermere: Replacement of timber jetty on same footprint. (W&BTC No objection)
- 7/2023/5734 Willows, Storrs Park, Bowness-on-Windermere: Amendment to condition 2 (plans) and condition 6 (materials) on planning permission 7/2022/5196 for replacement dwelling with annex. (W&BTC No objection)
- 7/2023/5802&3 The Belsfield, Kendal Road, Bowness-On-Windermere: Listed building consent for amendments to the previously approved works at the Belsfield Hotel pursuant to planning permission 7/2020/5187 and Listed Building Consent 7/2020/5188 to allow for minor internal and external alterations to the garden wing and staff accommodation block. (W&BTC No objection)

15. The following applications have been WITHDRAWN:

- NONE

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

- 7/2023/5759 Oakdene, Beechwood Close, Bowness-on-Windermere: Construct a new garage with garden store beneath and form new entrance to property from Helm Road. (W&BTC Recommend refusal)
- 7/2023/5779 The Bield, Cunsey, Ambleside: Demolition of the existing boathouse, construction of a replacement boathouse and jetty, localised dredging and associated site works. (W&BTC No objection)

- 7/2023/5528 St Annes Elleray School, Windermere: The erection of up to 5 no. dwellings with associated infrastructure and ancillary facilities in Outline with the primary access point defined. (W&BTC No objection)
- 7/2021/5920 Boathouse at, Storrs Park, Windermere: Alterations and extension to residential boathouse. (W&BTC Recommend refusal)
- 7/2023/5329 2 North Field, Newby Bridge, Ulverston: Construction of detached Boathouse. (W&BTC No objection)

Forthcoming Meetings: Wednesday 27th March 2024 at 7pm, Langstone House, Broad Street, Windermere.