



WINDERMERE & BOWNESS TOWN COUNCIL

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

PLANNING SUB-COMMITTEE MEETING:

Wednesday 28th July 2021 at 7pm at Langstone House, Broad Street, Windermere

J Hartley

Mrs Julie Hartley

Clerk to Windermere & Bowness Town Council

23rd July 2021

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 23rd June 2021.
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 where necessary)
 - a) **7/2021/5473: Fir Trees, Ferney Green, Bowness:** Extension and alterations to detached dwelling (15/7)
 - b) **7/2021/5472: 12 South Craig, Bowness:** Removal of existing fir hedges & fence panels. Extension of existing post & rail fence & erection of new hit & miss fence. Planting of new laurel hedge (15/7)
 - c) **7/2021/5467: 54, Limethwaite Road, Windermere:** Proposed single storey extension & dormer window (15/7)
 - d) **7/2021/5476: Oakdene, Brook Road, Windermere:** Single storey extension (16/7)
 - e) **7/2021/5482: 1 Belsfield Court, Bowness:** Small balconies to side and front elevation, amended fenestration to ground and first floors (20/7)
 - f) **7/2021/5483: Keskadale, The Common, Windermere:** Amendment to width of decking and design of the external steps up to raised patio condition no. 2 (plans) on planning permission 7/2020/5853 for garage extension replacement balcony and raised patio (20/7)
 - g) **7/2021/5414: Birthwaite Cottage, Birthwaite Road, Windermere:** Removal of existing conservatory, construction of single storey extension, first floor extension, new landscaping and all associated renovation (20/7)
 - h) **7/2021/5306: Piers 2 & 3, Bowness Piers, Lake Road, Bowness:** Replacement of Piers 2 and 3 on same footprint as existing and removal of backseat to Pier 3 (20/7)
 - i) **7/2021/5495: 4 Wynlass Park, Windermere:** Replacement dwelling (22/7)
 - j) **7/2021/5507: 4, Keldwyth Park, Troutbeck Bridge:** Extension and alterations. (27/7)
 - k) **7/2021/5510: Park Beck, 3-5 Park Road, Windermere:** Change of use of guest house to self-contained holiday letting accommodation on a flexible basis either as two self-contained units or as one larger unit (27/7)
 - l) **7/2021/5280: Brackenrigg Lodge and Brackenrigg Cottage, Windy Hall Road, Windermere:** Replacement of existing septic tank with new package treatment (29/7)

- m) **7/2021/5518: Ferry Nab cottage, Ferry Nab, Windermere:** Like for like replacement of timber jetty (29/7)
- n) **7/2021/5529: Dove Cottage Boat House, Storrs Park, Bowness:** Construction of a new timber jetty to replace existing dilapidated timber jetty and replacement of two mooring piles (29/7)
- o) **7/2021/5526: Jetties at Osprey & Walkers Boathouses, Ferry Nab, Bowness:** Removal of 3 timber jetties; construction of new floating jetties and associated site works (30/7)
- p) **7/2021/5530: Units 6 - 8 St Martins Parade, Bowness:** Conversion of existing retail units to C3 Residential use to create 3 no. self-contained flats. Alterations to existing shop frontages to residential appearance. Associated bicycle and bin storage (6/8)
- q) **7/2021/5536: Ferney Cross, Kendal Road, Bowness:** Repairs and damp-proofing to basement following withdrawal of 7/2020/5834 (5/8)
- r) **7/2021/5534: Waterfront to the Ark, Old Hall Rd, Troutbeck Bridge:** Dredging area between boathouse jetty and The Ark by approx 1m (5/8)
- s) **7/2021/5531: Mereside, Ferry Nab, Bowness:** Removal of 1 floating jetty and extending and altering the remaining floating jetties and associated site works (5/8)
- t) **7/2021/5466: White House, Robinson Place, Bowness:** Removal/re-alignment of existing stone walls to form 4no. yard spaces Amended Plans (16.7)
- u) **7/2021/5527: Land at Bellman Landing, Storrs Park, Bowness:** 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. (Revisions to withdrawn application 7/2021/5119) (30/7)
- v) **7/2021/5547: The Yews, Storrs Park, Bowness:** Installation of three air source heat pumps adjacent to boiler house (12/8)
- w) **7/2021/5560: Wendover, Windy Hall Road, Bowness:** Replacement of substandard dwellinghouse, the development of annexe with double garage and ancillary accommodation, new vehicular access to A5074 and associated works (17/8)
- x) **7/2021/5558: Boathouse, Storrs Park, Bowness:** 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) (17/8)

7. Tree Applications: To note or make response:

T/2021/0114: Cleeve Howe, Carriage Drive, Windermere: T1 conifer fell to allow light and space for the lower canopy. T2 conifer reduction by 1/3 to allow for light. T3 Oak limb to remove to allow for light and ground height (6/8)

8. Licensing Applications: To respond to any consultation from SLDC on licensing applications.
KD's Café, 60 Quarry Rigg, Bowness: Application for grant of a full license. (5/8)

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

The decisions listed below have been **APPROVED** by the LDNPA:

7/2021/5315: Woodend, Birthwaite Road, Windermere: Replacement garage. (WBTC no objections)

7/2020/5630: Innisfree, Troutbeck Bridge: Construction of boat house. (WBTC no objections)

7/2021/5268: The Coach House, Lake Road, Windermere: Conversion of garage to one bedroomed holiday let accommodation. (WBTC no objections)

7/2021/5406: Meadow Ghyll, Beemire Lane, Windermere: Car Port, store and deck area (WBTC no objections)

7/2021/5378: Monties Bar, Crag Brow, Bowness: Formation of a patio at upper ground level. (WBTC no objections)

7/2021/5377: 3 Maple Court, Cross Street, Windermere: New dormer window. (WBTC recommended approval)

7/2021/5399: 22 Park Road, Windermere: Single storey extension. (WBTC no objections)

7/2020/5817: Grove House, Biskey Howe Road, Bowness: Extension of outhouse to create B&B accommodation. (WBTC recommended approval)
7/2021/5380: 5 Meadow Road, Bowness: 2 storey extension (WBTC recommended refusal)
7/2021/5307: Land Between Oaklyn and the Bungalow, South Crescent: Rear extension and roof lift. (WBTC recommended approval)
7/2021/5338: 2 Priory Grange, Windermere: Conversion of garage into further living space. (WBTC no objections)
7/2021/5371: Watendlath, Ferney Green, Bowness: New extensions. (WBTC no objections)
7/2021/5182: Thornbeck Manor, Thornbarrow Road, Windermere: New extension and annexe. (WBTC no objection)
7/2021/5339: Land at Lickbarrow Road, Windermere: New detached dwelling. (WBTC recommended approval)
7/2021/5398: Oakthwaite, Thornbarrow Road, Windermere: Use of building for either short-term holiday letting or local occupancy letting. (WBTC no objections as long as for local occupancy)

The following application (s) have been **REFUSED** by the LDNPA:

7/2021/5310: Squirrel Bank, Ferry View, Bowness: Detached dwelling. (WBTC had no objections but only to the OUTLINE application)
7/2021/5429: 32, Main Road, Windermere: Change of use from shop to wine bar. (WBTC recommended refusal)
7/2021/5465: Corner Cottage, Old Hall Road, Windermere: Screen Fence (WBTC recommended refusal).

The following application (s) have been withdrawn:

7/2021/5333: Convent La Sagesse, Queens Drive, Windermere: Garden building. (WTC rec refusal)
7/2021/5240: Wheelhouse, Glebe Road, Bowness: Covered area over temporary structure. (WBTC recommended refusal)
7/2021/5366: Little Beck, 8 Keldwyth Park, Troutbeck Bridge: 2nd Floor extension (WBTC recommended refusal)

Certificate of Lawfulness granted (under permitted development rights):

7/2021/5389: Former WH Smith, Main Road, Windermere: Café or restaurant use of the ground floor.
7/2021/5390: Former WH Smith, Main Road, Windermere: Conversion of 1st & 2nd floors to residential.

10. Follow Up List:

The sub-committee will review the follow up list.

11. Forthcoming Meetings: Wednesday 25th August 2021 at 7pm at Langstone House.