



# WINDERMERE & BOWNESS TOWN COUNCIL

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

## PLANNING SUB-COMMITTEE MEETING:

Wednesday 27<sup>th</sup> October 2021 at 7pm at Langstone House, Broad Street, Windermere

*J Hartley*

Mrs Julie Hartley

Clerk to Windermere & Bowness Town Council

22<sup>nd</sup> October 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 29<sup>th</sup> September 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) **7/2021/5643: 11, Rayrigg Rise, Bowness:** Single storey infill extension to the front elevation (22/10)
  - b) **7/2021/5535: Causeway Farm, Windermere:** a) Internal works involving the installation of a cavity mesh damp proofing membrane and thermal boards to ground floor walls; repair of defective window joinery (including new sills); the lifting and re-laying of Lakeland slabs and re-pointing with lime mortar; and renewal of skirting boards. b) External works involving the repair of external render; repairs to rainwater pipe; renewal of glazing putty; and associated repairs to roof and chimney (26/10)
  - c) **7/2021/5765: The Old Smithy, Blackwell, Bowness:** Insertion of 1 No. window opening at first floor level to north gable of The Old Smithy (27/10)
  - d) **7/2021/5767: 4, Wynlass Park, Windermere:** Replacement dwelling (resubmission 7/2021/5495)(27/10)
  - e) **7/2021/5775: Little Beck, 8, Keldwyth Park, Windermere:** Second floor extension (resubmission 7/2021/5366) (28/10)
  - f) **7/2021/5521: Rosthwaite, New Road, Windermere:** Demolition of existing outbuilding and erection of five new-build flats (29/10)
  - g) **7/2021/5751: W McClure Ltd, College Road, Windermere:** Proposed extensions, cladding, roller shutter doors and canopy extension (29/10)
  - h) **7/2021/5778: Holly Wood, Holly Road, Windermere:** Change of use from guest house to holiday let (29/10)
  - i) **7/2021/5781: Squirrel Bank, Ferry View, Bowness:** New 3 bedroom dwelling and new access from Ferry View (29/10)
  - j) **7/2021/5784: Annexe, Raybarrow, Upper Oak St, Windermere:** Extension and alterations including raising of roof to create habitable space and two dormer windows (following withdrawal of 7/2021/5611) (1/11)

- k) **7/2021/5783: Old Moss, Kendal Road, Bowness:** Roof alterations to garage to add additional floor and garage conversion to form additional accommodation (1/11)
  - l) **7/2021/5805: 10, Ellerthwaite Road, Windermere:** Construction of new conservatory room and refurbishment of existing porch (3/11)
  - m) **7/2021/5802: Far Away, High Borrans, Windermere:** Replacement garage, turning head, driveway, change of use and extension to domestic curtilage (3/11)
  - n) **7/2021/5806: Ellerthwaite Depot, Broad Street, Windermere:** To convert the existing redundant Council depot to offices to be used by Windermere Town Council (3/11)
  - o) **7/2021/5817: South View Hotel, 27 Cross St, Windermere:** Change of use from Use Class C1 (hotel/guest house) to a Use Class C3 holiday letting use comprising self-catering holiday letting accommodation (4/11)
  - p) **7/2021/5831: Old Heathwaite, Park Rd, Windermere:** Conservatory and replacement balcony (4/11)
  - q) **7/2021/5832: Birks Wood, Newby Bridge Road, Bowness:** Construction of new garden wall. Construction of hot tub base with stone surround. Construction of changing hut adjacent to the hot tub (4/11)
  - r) **7/2021/5819: Ellerwood, Storrs Park, Bowness:** Detached, single storey garage (4/11)
  - s) **7/2021/5829: 10, Rayrigg Rise, Bowness:** Side garden room and terrace (4/11)
  - t) **7/2021/5502: Leigh Groves House, Rayrigg Road, Windermere:** Proposed change of use of offices to ancillary accommodation to the outdoor education centre (9/11)
  - u) **7/2021/5821: Low Fell, Kendal Road, Bowness:** Extensions and remodelling (incl. demolition of existing porte cochere) (10/11)
  - v) **7/2021/5383: Doctors' Surgery, St Mary's, Windermere:** Removal of chimney stack and reslate over (11/11)
  - w) **7/2021/5857: La Sagesse, Queen's Drive, Windermere:** Erection of timber framed garden building attached to the existing building (12/11)
  - x) **7/2021/5862: Melbourne Guest House, Biskey Howe Road, Bowness:** Change of use guest house to 2 holiday let units. (16/11)
  - y) **7/2021/5860: The Chestnuts, Princes Road, Windermere:** Change of use from guest-house to residential (16/11)
  - z) **7/2021/5870: Rose Garth, Oakland Drive, Windermere:** Removal of existing roof and construction of new roof with a steeper pitch to accommodate 2 bedrooms, ensuite and study/hobby room, including new dormers to ensuite and study/hobby room. Plus car port and entrance canopy to front and extension to existing GF balcony (17/11)
- 7. Tree Applications:** To note or make response:
- T/2021/0164: 6, Crown Rigg, Brantfell Road, Bowness:** Remove 1 ornamental tree (25/10)
  - T/2021/0166: 12, Fairfield, Bowness:** Remove an ash stem (25/10)
  - T/2021/0168: Storrs Hall Hotel, Bowness:** Fell 1 beech (T1) and 12 ash trees (26/10)
  - T/2021/0169: 1 Park Road, Windermere:** 2 beam/services trees (T1 & T2) - reduce and reshape by 2m (26/10)
  - T/2021/0173: Alexandra Court, Ellerthwaite Road, Windermere:** Various works as detailed within work recommendations summary table on report, Section 4.3 of report. T464 Alder minor pruning T467 Cherry minor pruning T468, T470 and EM tree not tagged (see plan) 3 x ash trees - Remove due to ash die back (5/11)
  - T/2021/0174: Elleray Bank, Carriage Drive, Windermere:** Section fell dead Lawson Cypress tree. (12/11)
  - T/2021/0179: 12, Knotts View, Hazel Street, Windermere:** 2 Willow (T1 & T2), 1 birch (T3), 1 copper beech (T4) & 1 hazel (T5) - Crown reduction by maximum 50% to reduce damage to telegraph cable & allow more light to the house & garden. (16/11)

**T/2021/0181: Rose Garth, Oakland Drive, Windermere:** T1 Fern leafed beech - remove lowest limb over the neighbours drive and crown lift over Rose Garth drive to balance the tree. T2 Cypress - fell due to congestion of the trees and to allow more light into the garden. T3 and T4 Holly - 2 holly trees to reduce to hedge height. T5 Sweet Chestnut - reduce the crown all over by 1.5 metres. T6 Sweet Chestnut - crown reduce all round by 2.5 metres. T7 Conifer - twin stem conifer to fell to allow more space and light for the remaining trees. G1 Sycamore - group of 5 sycamore to be reduced to the previous pollard point. T8 conifer - Remove as growing up through the sweet chestnut. T9 Birch - remove due to size and being exposed and susceptible to winds. (17/11)

**8. Licensing Applications:** To respond to any consultation from SLDC on licensing applications. **Units 1 & 2 (Flying Gin ltd), Longlands, Bowness:** Application for full premises license. (representations by 5/11).

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

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

7/2021/5661: 11, Brow Crescent, Windermere: Single storey extension. (WBTC agreed with this decision)

7/2021/5476: Oakdene, Brook Road, Windermere: Single storey extension. (WBTC no objections)

7/2021/5630: Lindeth Bank, Lindeth Drive, Bowness: New day-room to rear of garage. (WBTC recommended approval)

7/2021/5473: Fir Trees, Ferney Green, Bowness: Extension and alterations. (WBTC no objections)

7/2021/5575& 6: Fallbarrow Hall, Rayrigg Road, Bowness: Change of use. (WBTC recommended approval).

7/2021/5530: Units 6-8 St Martin's Parade, Bowness: Conversion of retail units to residential. (WBTC no objections as long as units ear-marked for local occupancy)

7/2021/5510: Park Beck, 3-5 Park Road, Windermere: Change of use guest house to self-contained holiday accommodation. (WBTC recommended refusal as would have preferred housing for local people).

7/2021/5682: Former Nat West Bank, Lake Rd, Windermere: Change of use of ground floor to use as restaurant/café. (permitted development so no consultation with WBTC)

7/2021/5681: Belsfield Cottage, Belsfield Terrace, Bowness: Additional balcony to rear and changes to doors and windows. (WBTC no objections)

7/2021/5634: Linthwaite House Hotel, Crook Road, Bowness: Extension to car park. (WBTC no objections)

7/2021/5650: The Birches, Cornbirthwaite Road, Windermere: Annexe home office and unadopted road access changes. (WBTC recommended refusal).

The following applications have been **WITHDRAWN**:

7/2021/5611: Annexe, Raybarrow, Upper Oak St, Windermere: Extension and alterations including raising of the roof.

7/2021/5680: Far Away, High Borrans, Windermere: New garage and turning area.

7/2021/5461: Windermere Jetty Museum, Rayrigg Road, Windermere: Flagpole style signposts.

7/2021/5066: Former Windermere Garden Centre: Change of use and permeable surfacing.

**10. Follow Up List:**

The sub-committee will review the follow up list.

**11. Forthcoming Meetings:**

Wednesday 24<sup>th</sup> November 2021 at 7pm, Langstone House.