



WINDERMERE & BOWNESS TOWN COUNCIL

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

PLANNING SUB-COMMITTEE MEETING:

Wednesday 29th November 2023 at 7pm, Langstone House, Broad Street, Windermere

S Parkyn

Mrs Sally Parkyn,
Clerk to Windermere & Bowness Town Council
24th November 2023

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 18th October 2023 and the Extraordinary Meeting held on 16th November 2023.
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) 7/2023/5639 Beechwood, Beresford Road, Windermere: Change of use of guest house to two units Unit A to be a dwelling or self-catering holiday let and Unit B to be a guest house or dwelling or selfcatering holiday let with external alteration of closing up ground floor doorway. (16/11)
 - b) 7/2023/5635 Westbourne Hotel, Biskey Howe Road, Windermere: Change of use from guest house to two self-catering holiday let units or two permanent dwellings plus self-catering holiday let unit for The Cottage. (17/11)
 - c) 7/2023/5644 Tree Tops, Kendal Road, Bowness-On-Windermere: Demolition of existing single garage and construction of four car garage with solar panel roof. (17/11)
 - d) 7/2023/5649 Wendover, Windy Hall Road, Bowness-On-Windermere: Amendment to condition 1 (plans) on planning permission 7/2023/5205 - Replacement of substandard dwellinghouse, the development of annexe with double garage and ancillary accommodation, new vehicular access to A5074 and associated works. (20/11)
 - e) 7/2023/5425 Nonsuch, 17 , Annisgarth Park, Windermere: Two storey extension to the **East** elevation along with internal alterations and an extension to the existing balcony (Previous application mistakenly stated West elevation)(10/11)
 - f) 7/2023/5660 Hilton House Hotel, New Road, Windermere: Change of use of Guest House and separate managers accommodation to 2 dwellings, one for permanent occupancy, and one for either short term holiday letting or permanent occupancy. (24/11)
 - g) 7/2023/5654 Land adjacent Middle Entrance Drive, Windermere: Amendment to condition 1 (plans) and condition 2 (slates) on planning permission 7/2023/5385, proposed erection of a single local occupancy dwelling condition (Reserved Matters). Details provide to satisfy requirements of condition 4 (construction method statement) and condition 6 (surface water drainage) on planning permission 7/2022/5603 (Outline) (28/11)

- h) 7/2023/5676 Former Rayrigg Motors site, Rayrigg Road, Windermere: Amendment to condition 1 (plans) of planning permission 7/2023/5190, amendment to condition 4 (slate) on planning permission 7/2022/5810 for demolition of existing building and erection of convenience store, petrol filling station with canopy, roof mounted solar panels, underground fuel tanks with associated access and car parking. (6/12)
 - i) 7/2023/5684 2 Edlan Place, Old Hall Road, Troutbeck Bridge, Windermere: Single storey front and rear extensions (12/12)
 - j) 7/2023/5693 Ferry Nab Cottage, Ferry Nab, Windermere: Like for like replacement of timber jetty. (18/12)
 - k) 7/2023/5697 Ellerwood, Storrs Park, Windermere: 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. (18/12)
 - l) 7/2023/5698 Shepherds Complex Glebe Road, Bowness-on-Windermere: Like for like replacement of 4 jetties for Windermere Boat Sales. (19/12)
 - m) 7/2023/5700 Fernthwaite, Ellerthwaite Road, Windermere: Balcony to rear elevation. (20/12)
 - n) 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. (21/12)
 - o) 7/2023/5706 Windermere Boat Sales Ltd, Winander House, Glebe Road, Bowness on Windermere: Insertion of new bifold doors in lieu of single door on west elevation of Winander House and alterations to site works (21/12)
- 7. Tree Applications:** To note or make response:
- i. T/2023/0150 Briars Cragg, Lindeth Drive, Bowness-On-Windermere: Fell 1 Sycamore tree (T10) due to severe basal decay. Fell 1 dead Ash stump (T11) (20/11)
 - ii. T/2023/0156 Windermere Marina Village, Bowness On Windermere: Works to various trees - See tree schedule. (30/11)
 - iii. T/2023/0159 The Spinney, St. Marys Park, Windermere: Fell 2 birch trees. (30/11)
 - iv. T/2023/0176 10 Rayrigg Gardens, Windermere, LA23 2PA Proposal: T8 - Goat Willow - Fell as in severe decline with multiple branch failures and poor specimen. (21/12)
- 8. Non-consultation Notification:** To note
- I. 7/2023/5664 Ellerwood, Storrs Park, Bowness-on-Windermere: Commencement of development 7/2020/5559 - Demolition of existing stable block / maintenance shed and erection of dwelling with associated access road and garden area.
 - II. 7/2023/5692 6, Applerigg, Windermere: Excavation of land to accommodate swimming pool.
 - III. T/2023/0172 Meadow Ghyll, Beemire Lane, Birthwaite Road, Windermere: 5 Day Notice - Fell 1 Goat Willow tree.
- 9. Enforcement Notices**
E/2021/033A & E/2021/033B Land at The Crafty Baa 19 & 21 Victoria Street, Windermere: Use as a café (A3) and retail (A1) not in accordance with conditions 5, 6 and 8 attached to planning permission reference 7/2017/5792. Also, operational development, the erection of two awnings and a window box without planning permission.
- 10. Appeals:** To note
NONE
- 11. Licensing Applications:** To respond to any consultation from Westmorland & Furness Council on licensing applications.
NONE
- 12. Follow Up List:** The sub-committee will review the follow up list.
- 13. Cumulative Impact Assessment & Marshals request:** The sub committee notes that the CIA request will now be considered by Westmorland & Furness Council Licensing and the

Marshall's request is under discussion with regard to a possible grant application for the next financial year.

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

The applications listed below have been APPROVED by the LDNPA:

- 7/2023/5430 Craig Manor Hotel, Lake Road, Windermere: Replace public area windows and doors to the hotel's rear elevation, including forming new bi-fold door opening onto proposed external terrace. (W&BTC Recommend refusal)
- 7/2023/5549 24 Orrest Drive, Windermere: Single story rear extension. External landscape steps and store. (W&BTC No objection)
- 7/2023/5416 Fairfield House, Brantfell Road, Bowness-on-Windermere: Demolition of existing detached owner's accommodation annexe, and demolition of existing utility room extension to the guest house. Erection of a new owner's accommodation annexe, creation of a new guest bedroom, creation of a new external door opening and window to the guest house. (W&BTC No objection)
- 7/2023/5191 Burnthwaite, Kendal Road, Bowness-on-Windermere: Proposed side and rear extension, and internal alterations following withdrawal of application 7/2022/5597. (W&BTC Recommend refusal)
- 7/2023/5569 5, Keldwyth Park, Troutbeck Bridge, Windermere: Alterations and extensions (resubmission 7/2023/5315) (W&BTC No objection)
- 7/2023/5396 Primrose Mount, Longlands Road, Bowness-on-Windermere: The demolition of an existing dwelling and detached garage and the erection of a 2 storey 5 bed roomed detached dwelling with integral double garage following withdrawal of planning application 7/2022/5729. (W&BTC No objection)
- 7/2023/5517 Langbank Cottage, Kendal Road, Bowness-on-Windermere: Replace shed with hobby room. (W&BTC No objection)
- 7/2023/5577 4, Annisgarth Drive, Windermere: Amendment to condition 2 (plans) on planning application 7/2023/5312 - 2-storey extension along the existing south-west elevation and replace existing doors and windows. (W&BTC No objection)
- 7/2023/5590 Staddlestones, Greenstiles Park, Windermere: Amendment to design of original proposal, condition 2 plans on planning permission 7/2022/5281 - Erection of front porch and construction of side garden structure and associated landscaping work. (W&BTC No objection)
- 7/2023/5566 50, Limethwaite Road, Windermere: Proposed construction of sunroom. (W&BTC No objection)
- 7/2023/5525 Hill Of Oaks & Blakeholme Caravan Park, Newby Bridge, Ulverston: Application for development not in compliance with Condition 1 of planning permission 7/2023/5037: "The use of the land for the purposes of the siting of 234 caravan/lodge pitches, 24 tourers, 8 pods, 2 chalets, and 3 safari tents (271 pitches), new electrical supply works, remedial works to pitches including plots 96 & 156m and lighting management plan - amended layout and remedial works" to allow for the replacement of chalets and formalisation of general arrangement of previously approved lodges. (W&BTC No objection)
- 7/2023/5493 Jackson & Graham, Lake Road, Windermere: Replacement windows & installation of an air source heat pump. (W&BTC No objection)
- 7/2023/5613 Montfort Cottage, Princes Road, Windermere: Extended rear roof dormer. (W&BTC No objection)
- 7/2023/5629 Linthwaite House, Crook Road, Windermere: Installation of air-conditioning units.
- T/2023/0111 The Spinney, St. Marys Park, Windermere: T39 Birch within TPO 34A - Crown reduce the top of the tree by up to 3 metres and shape (W&BTC No objection)
- T/2023/0121 Hammarbank Car Park, Windermere: 1 x Hazel tree (marked as H in application) - Coppice to ground level. 3 x Goat Willow trees (marked as W in application) - Coppice to ground level. (W&BTC No objection)

- T/2023/0128 Christian Science Church, Birthwaite Road, Windermere: 1 x Sycamore tree and 1 x Beech tree (listed as part of G1 in application) - Crown raise to create a clearance of up to 1.5 m from the church roof. (W&BTC No objection)
- T/2023/0137 The Larches, Holly Road, Windermere: 3 x Conifer trees (listed as T1, T2 and T3 in notification) - Fell to ground level (No objection to the felling of T1(diseased) however recommend refusal/review by LDNPA Tree Officer for the felling of T2 and T3.)
- T/2023/0136 Springwood, Meadow Croft Lane, Storrs: Sycamore tree (listed as T2 in application) - Fell to ground level.

The following applications have been WITHDRAWN:

- 7/2023/5215 Site adjacent to Ghyll Head Outdoor Education Centre, Ghyll Head, Bowness-On-Windermere: Construction of boat store with dayroom above. (W&BTC Recommend refusal)
- 7/2023/5349 North Lodge, Longtail Hill, Bowness-On-Windermere: Proposed new garage/canoe store to land to the rear following demolition of existing garage. (5/10) (W&BTC No objection)
- 7/2023/5327 South Wood, Ambleside Road, Windermere: New build dwelling house (W&BTC Recommend refusal)

The following applications have been REFUSED by the LDNP:

- 7/2023/5508 Windermere Business Centre, Oldfield Court, Windermere: Erection of three local occupancy residences with associated infrastructure and ancillary facilities. (W&BTC Recommend refusal)
- 7/2023/5236 Miller Howe Hotel, Rayrigg Road, Windermere: Relocation of access to provide improved visibility. (W&BTC Recommend refusal)
- 7/2023/5532 & 7/2023/5533 Hazelrigg, Kendal Road, Bowness-On-Windermere: Demolition of ancillary accommodation to replace with a new 4 bedroomed annexe (W&BTC No objection)

15. Forthcoming Meetings: Wednesday 13th December 2023 at 7pm, Langstone House, Broad Street, Windermere.