



WINDERMERE TOWN COUNCIL

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

Minutes of the Meeting

29th April 2015 at 7.00pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p>Present: Cllrs Mr L Hallatsch (in the Chair), Miss K Atkinson, Mrs JS Borer Mr J Saunders, Mr W F Smith, Mr A Marsh, Mr I Telford, Mr A Legge, Ms S Lilley, Miss G Nicholson. Also: Julie Wright (Town Clerk), Cllr Ben Berry (SLDC), 9 members of the public. The meeting opened at 7.00pm.</p> <p>Before opening the meeting formally, the Deputy Mayor gave thanks to Cllr Alan Marsh for his service and support over the years. He will be standing down at the Council elections and will be sorely missed.</p>
300.	<p>Apologies and absence: Apologies: Cllrs Mrs E Greasley, Mrs J Jewell, Mr M Stafford, Mr A Winrow (Mayor), Mr R Judson, District Cllr D Williams.</p>
301.	<p>Minutes: It was resolved that the minutes of the Council meeting held on 25th March 2015 be signed as a true and accurate record.</p>
302.	<p>Declarations of Interest: Cllr Alan Marsh in planning item 15 (e). As interest is not immediate, Cllr Marsh remained in the Chamber for the discussion and vote. Cllr Adrian Legge, as a member of the Lakes Flying Company (item 16). It was agreed that Cllr Legge remain in the Chamber and take part in the debate due to his technical knowledge on the subject.</p>
303.	<p>Requests for Dispensations: NONE</p>
304.	<p>Public Input:</p> <p>a) A resident of North Terrace, Bowness spoke on the planning item at 15 (a), the Discharged & Demobilised Sailors & Soldiers Club, North Terrace Bowness. She represented the views of the other residents present (a further 3) and made the following points. Support in general for affordable housing and development of the site but serious concerns about the detailed proposals being considered. This included perceived over-development of an already tightly developed area. North Terrace is a cul-de-sac. The additional floor proposed for the building leads to over-looking on the houses below. Car Parking will be a serious problem if up to 30 tenants are added to the street. Rubbish accumulation, noise pollution, environmental impact and drainage of an area prone to flooding were also voiced as fundamental concerns of residents. It was put forward that this area is already at capacity with infrastructure and services and that the development needs to recognize this. It currently does not and the application as it stands should be rejected as un-neighbourly.</p> <p>b)The developer of the above site spoke and provided background as to the history of the site. It is currently owned by a charity and will be transferred to the registered housing association, who will provide not for profit affordable rented housing.</p>

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	<p>c)A trustee of the charity then spoke in relation to the above project. He pointed out that the building is no longer used. The running costs became so high that it was forced to close down. The charity trustees will be using the funds from the Housing Association (Homegroup) to re-provide and improve facilities at the Windermere Club. The development is seen as a positive way of making best use of the building, whilst providing investment in social club facilities.</p> <p>d)A representative of HomeGroup provided information from the stand-point of the Housing Association. She pointed out that they need to make sure the development can stand-alone financially and that is the key reason for the number of flats that are proposed. 15 has been decided on as the optimum and HomeGroup have looked at options with less flats. These have not been feasible. She also outlined the very substantial demand for single-person flats in the area that are affordable.</p> <p>e)Another representative of HomeGroup provided further information as to how lettings will be managed. She emphasized that strict criteria will be used and that lettings will be limited to singles and couples, not families. She stressed that HomeGroup have a history of managing these type of tenancies well and that, as a lettings manager, issues of rubbish, mess and noise will be dealt with quickly and effectively. The lettings adverts will make it clear that there is no parking on site.</p> <p>e) The Architect of the development spoke to remind Council that, as far as environmental impact is concerned, the buildings comply to current building regulations.</p> <p>Councillors asked questions regarding the degree of consultation with LDNPA prior to submission, how tenants will be selected and the extent of sound-proofing between the 15 flats.</p>
305.	Police: NONE
306.	VE Day Beacon: Cllr Legge read out the information contained on the government website, which proposes that beacons are lit around the country and a simple ceremony performed on 8 th May, to commemorate VE day. It was agreed that the Town Council will lead on preparing for the lighting of the beacon on Orrest Head. Steve Hicks has offered assistance to transport the beacon and provide fuel. The Air Cadets will take a leading role, their members will play a fanfare and read a tribute. The beacon will be lit by a leading councillor and a cadet. This proposal was seconded by Cllr Marsh and the Council voted unanimously to go ahead.
307.	Mayor & Member Announcements: <u>Cllr John Saunders</u> (read by Clerk): attended Chamber of Trade on 21 st April, where there was a presentation by Cllr Smith on LAPs and their future. Chamber had a positive meeting with CCC re Glebe development and good progress being made with Herb Garden. The Millerground Project goes from strength to strength, with some good grant funding secured for the current season. In total, more than £10k of grants have been recently awarded. <u>Cllr Adrian Legge</u> : Attended Orrest Head and Elleray Woods site meeting. Road repairs are now completed but there are some issues with the invoice and a proportion of monies are being with-held for now. The excellent work the Town Steward performs is paying dividends.

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	<p>The footway has been constructed to avoid any damage to plants. The plan to re-instate the carriage drive is still on the cards and a decision is awaited from SLDC.</p> <p><u>Cllr Smith:</u> Presented to Chamber of Trade and clarified the difference between Windermere Futures and the LAP. Chaired the toilets sub-committee in BWCCT role. All is going well there. The project to upgrade the Quarry Rigg toilets is in progress.</p> <p><u>Cllr Atkinson:</u> attended the community bus pull (as observer). It was a good event and thanks go to Cllr Sandra Lilley and Ben Berry. It was a very cold day, but the event was well attended and spirits ran high. Also attended Lake Admin Committee (see below).</p> <p><u>Cllr Borer:</u> attended Lake Admin Committee, the main issue being one of potential reorganization. WTC and Lakes Parish Council will be consulted in due course. Also drew attention to the recent Twinning Exhibition in Kendal. It was well attended and a lot was learned from twinning associations from far and wide. The possibility of recognizing Diessen as part of the Glebe improvements was briefly discussed.</p> <p><u>Cllr Marsh:</u> Drew attention to the Glebe Road car park and the confusion over the direction signs. He provided photographic evidence which the Clerk will raise in her first meeting with the Highways steward for our area.</p>
308.	<p>District & County Councillors reports:</p> <p><u>Cllr Ben Berry</u> congratulated all who attended and helped with the bus pull, which raised £182 in very little time. He particularly thanked the Clerk for going on Lakeland Radio and helping to promote the event. SLDC cabinet have approved the expenditure (£200k) for improvement of the public realm at the foreshore. Very little of detail has been seen as to how the scheme will look. The Clerk was asked to contact SLDC and ask if they would attend Town Council soon to discuss this (certainly before the end of June).</p>
309.	<p>Clerk's Report:</p> <p>The Clerk provided a written report of recent correspondence and meetings. This was accepted and there were no questions.</p>
310.	<p>Finance:</p> <p>The payments, as set out on the agenda were authorized, with the following additions: Chairman's Allowance for 2014/15: £1,100 BWCCT: Refund of Water Use at Braithwaite Fold: £1,723.51 The quotation for £1,500 + VAT from Continental Landscapes for Langrigge Play area annual maintenance was also approved.</p>
311.	<p>Internal Audit 2014/15:</p> <p>The new arrangements proposed by the Clerk were approved and Margaret Lees will be appointed at a cost of £200.</p>
312.	<p>The Glebe Bandstand:</p> <p>The Clerk reported back as follows: SLDC have made the application form to use the bandstand more user friendly and have agreed that the Town Council public liability insurance can be used by small groups, if the Town Council is willing. It is proposed that the Town Council also provide a "general deposit" to cover small bands against damage and a "general risk assessment" to prevent each small</p>

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	<p>group needing to complete a separate one. It was clarified that groups and bands cannot proactively fundraise, but can have a bucket present for contributions. If agreed, these arrangements can be put in place for the month of July.</p> <p>Councillors welcomed these proposals and agreed as follows:</p> <ul style="list-style-type: none"> • The Council’s public liability insurance to be used, once this has been formally checked with insurers; • A general deposit against damage will be provided by the Council and a general risk assessment drawn up by the Clerk, using the template provided by Cllr Borer (used for the Diessen Blassergruppe last year). • The Town Council will not provide a fixed amount of grant, but will consider each case on its merit and publicity should mention that “a donation from the Council may be available.” A budget of £1,000 should be established, using contingency funds. • The Clerk was asked to advertise the opportunity in the Hub and Windermere Now and to have some simple posters designed. • Councillors agreed to spread the word to schools and youth organisations they are involved with.
<p>313</p>	<p>Town Twinning: Cllr Borer explained that the Town Council had been approached by a beautiful town in Italy (Amandola) about potentially twinning with Windermere. The proposal was discussed by the Diessen twinning committee, who, although appreciating that this is a lovely opportunity, would not be able to commit the resources to deal with another twinning partner. They are already struggling to recruit new members.</p> <p>The Town Council agreed that this offer could not be accepted under current resources and the Clerk was asked to write to Amandola expressing our regrets. In addition, an advert should be put in Windermere Now and the Hub, asking if any other local groups would like to get involved in this opportunity.</p> <p>On a related issue, it was confirmed that Cllr Leith Hallatsch would be representing Windermere at the annual Lakes event, to be held in Isao, Northern Italy. There would be no cost to the Council and any gifts or hospitality received by Cllr Hallatsch will be fully declared on return.</p>
<p>314</p>	<p>Go Lakes new directional signs for Windermere & Bowness: The Clerk explained that the Council had been sent the proposed signage not as part of formal consultation but as a courtesy by Cumbria Tourism. Councillors agreed that the colours of the proposed signs were too bright and garish and are not compatible with the surroundings of the conservation area. The Clerk has very recently received an alternative design proposal from Go Lakes and will circulate this to Councillors for comment.</p>
<p>315</p>	<p>Lakes Flying Company Exemption Application: The application for exemption from the speed limit on Windermere Lake during the event in</p>

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	<p>September had already been presented to Council at a previous meeting. All Councillors were positive about the benefits of the event and were looking forward to it. The feedback form was completed in this vein and will be sent to SLDC by the Clerk.</p>
316.	<p>Planning Applications: The following recommendations were made: a)7/2015/5191: The Discharged & Demobilised Sailors & Soldiers CI, North Terrace, Bowness: Change of use from social club to 15 affordable apartments to meet local housing need together with associated external and internal alterations. The following comments were agreed to be passed to the LDNPA, with no tangible recommendation: Councillors are supportive of the need for accommodation for single people that is affordable. There were concerns expressed about the development being over-intensive and Councillors are mindful of the impact on neighbours. No matter what action is taken by the Housing Association, there will be significant impact on cars and parking in the locality. b)7/2015/5114: West End Buildings, West End, Windermere: Demolition of 3 chimneys. Recommend for approval. c)7/2015/5165: John Peel Inn, Rayrigg Road, Windermere: Erection of illuminated & non-illuminated signs to the exterior of the building. Recommend for approval. d)7/2015/5111: South of Bellman Landing, Storrs, Bowness: Replacement of timber jetty "like for like." Recommend for approval. e)7/2015/5161: The Belsfield, Kendal Road, Bowness: Replacement signs. Recommend rejection due to inappropriate & insensitive colours for the area. f)7/2015/5189: Club Cottage, North Terrace, Bowness: Refurbishment of existing dwelling, including additional rooflight and alteration of existing window opening to form French doors and Juliet balcony. Recommend for approval but underline concerns about parking and cars in relation to (a) above. g)14, Alexandra Road, Windermere, Replace existing flat roof dormer to rear south east facing elevation, with new slate pitched roof dormer to include sliding sash window. Recommend for approval. h)Storrs Holme, Storrs Park, Bowness: Creation of new access. Recommend for approval. i)7/2015/5196: Black Moss Lane, From A591 to U5321 via Blackmoss, Windermere: Installation of 2 cattle grids and associated works (resubmission) Recommend for approval. (j)7/2015/5183: The Stables, Common Lane, Windermere: New dormer and roof-lights, together with alterations to the fenestration & internal alterations. Recommend for approval. (k)7/2015/5160: Rivendell, Brook Road, Windermere: Proposed steel and glass balcony and steps.</p>

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	<p>Recommend for approval. (l)7/2015/5200: A591 Alice Howe, Windermere: Proposed telecommunications & safety upgrade. Recommend for approval. (m)7/2015/5184: Highfield Cottage, Rayrigg Road, Windermere: Outline Planning application for 3 new detached residential dwellings on land at Highfield Cottage. Recommend refusal on the grounds of access and safety. Deep concerns about the access from the A592 and intrusion onto green space. (n)7/2015/5208: Robin Rise, Spooner Vale, Windermere: Extension and alterations to existing dwellings. Recommend for approval. (o)7/2015/5210: Tourist Information Centre, Victoria St, Windermere: 2 externally illuminated fascia signs and 7 fascia signs (retrospective east and west elevations). Recommend for approval.</p>
317.	<p>The following tree works applications were noted. a)T/2015/0033: 7 Old College Park, Phoenix Way, Windermere: Yew tree removal. b)T/2015/0041: Sun Croft, Old Belfield, Bowness: Cedar, fell due to storm damage and potential to fall. c)T/2015/0049: Rear of Ivy Bank Guesthouse, Holly Road, Windermere: Fell 1 x Cotoneaster, 1 x Apple and 1 x Willow. Low amenity value and in very poor condition.</p>
318	<p>Planning Appeals The following planning appeals were noted:</p> <ul style="list-style-type: none">a) Land at Heaning Laneb) 1 Biskey Howe Parkc) Filter House, Storrs Park
319	<p>Planning Decisions: The decisions, as listed on the agenda, were noted.</p>
320.	<p>Dates of Next Meetings: The dates of forthcoming meetings were noted as follows: Wednesday 20th May 2015: ANNUAL GENERAL MEETING Wednesday 3rd June 2015: Full Council Wednesday 17th June 2015: Full Council (lighter agenda)</p>
	<p>The meeting closed at 9.20pm.</p>

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