



WINDERMERE TOWN COUNCIL

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

Minutes of the Meeting

24th February 2016 at 7.00pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p>Present: Cllrs Cllrs L Hallatsch (in the Chair), Mrs Lisa Greasley, Mr I Telford, Mr W F Smith, Mr P Jewell, Mrs S Lilley, Ms K Atkinson, Ms S Bloy, Ms G Nicholson, Mr A Legge, Mrs J Borer, Mr Allan Winrow. Also: Julie Wright (Town Clerk), Cllr Jim Bland, CCC, Jayne Garbutt & Rosie Cockcroft (CAPITA) and 3 members of the public. The meeting opened at 7.00pm.</p>
267.	<p>Apologies and absence: Apologies: Mr J Saunders, Mr Mike Stafford, Mrs C Hallatsch, Cllr David Williams & Cllr Ben Berry, SLDC.</p>
268.	<p>Minutes: It was resolved that the minutes of the Council meeting held on 10th February be signed as a true and accurate record.</p>
269.	<p>Declarations of Interest: Cllr Sue Bloy in Planning item 12 (c). Cllr Bloy remained in the chamber during debate on this item but did not participate in the vote.</p>
270.	<p>Requests for Dispensations: NONE The Chair announced that the item on Bowness Bay on the agenda would be brought forward prior to the public input session, to enable those who have attended specifically for this item to get away on time.</p>
271.	<p>Bowness Bay: Jayne Garbutt & Rosie Cockcroft (CAPITA), both Landscape Architects, gave a short presentation, which explained the area of Bowness Bay that this project is concerned with (the promenade, toilets and coach park area) and that they are seeking aspirations and ideas for developing and improving the area, opening up views and making the most of its natural beauty, whilst also providing a coherent visitor experience at one of the most visited sites in the Lake District. This is prior to producing 3 outline design options. The 3 options will be consulted on with a range of stakeholders before producing the one design option. Questionnaires were made available and copies of these and the presentation will be available on the Town Council's website. This meeting was focused on gaining the general input from Town Councillors and the views aired here will be taken into consideration in producing the 3 design options.</p> <p>Councillors provided the following input: <u>OPPORTUNITIES/ASPIRATIONS</u> The split level of the promenade is a feature which should be retained and not re-designed into one level. It is a local and historic feature which should be preserved and does not cause any access problems that we are aware of locally.</p>

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The siting of any pedestrian crossings needs to be given great consideration. The pressure of pedestrians in the key summer months is such that it is impossible to “herd” people in any direction and may result in greater risks than currently exist.

If the line of sight is affected, there would be no objection to getting rid of the 2 end cushion huts.

Exercise caution when selecting paving. Slate is very slippery and, although a “local material” may not be appropriate for this area.

Understand the costliness of annual planting and the need to provide lower maintenance perennial planting, but there are a couple of areas of annual planting (especially outside the Belsfield) which look spectacular in summer and are well appreciated by visitors. Perhaps a mix of planting could be considered and some annuals retained.

It is a wonderful opportunity to improve seating areas, which are desperately needed.

Confirmation was sought that flooding levels have been taken into account and that the new designs will have a top level of flood resilience.

Also sought confirmation that SLDC’s plans for the Green Glebe are being taken into account in this project, as they could complement each other.

Some councilors were in favour of diverting cars from the area altogether and one suggestion was to use the area to the rear of the Belsfield as a diversion and make the area a pedestrian one altogether.

Councillors agreed that the public toilets are not in the best location. However, there should definitely be some re-provided public toilet provision. The Bowness Bay toilets income subsidises all other toilets in the area and enables the Town Council, in partnership with the Bowness & Windermere Community Care Trust, to keep open 6 other local facilities. If these toilet facilities are lost to the public purse, it will be impossible to keep any other public toilets open in the area.

Great amount of support for extending the area of this project, to include the Tourist Information Centre and the sheds that service the Tennis Courts etc. If these facilities were to be re-located, along with the toilets, the view would be improved considerably.

Would it be possible to also re-locate the Crazy Golf and Tennis facilities, invest in them and improve the leisure offer of the area considerably, turning these into revenue generating facilities? Could part of Coronation field be utilized for this?

If re-built, the public toilet facilities need to be “world class” to dovetail with the idea of this area as a world class destination and the aspiration of the LDNPA to be a World Heritage Site. This would include easy access for all, family friendly, facilities for the chronically disabled and areas for ritual washing, all of which have been requested by visitors to the area. The toilets have, on average, 250,000 users pa.

The area near the cushion huts could be vastly improved. The low stone wall could be removed altogether, as it creates a hazard and is knocked over by turning coaches several times each summer. Or could limit the use of this area by buses and coaches. Or could the road in front of the huts be widened?

This would be a wonderful opportunity to re-instate the Victorian water fountain, which has been an ongoing issue/project for some years.

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	<p>This is also a wonderful opportunity to provide some world class facilities for removal of litter and recycling bins (!).</p> <p>POSSIBLE CONSTRAINTS:</p> <p>There will be some interests locally who will seek to retain the cushion huts exactly as they are and it may be difficult to make any changes. This was the case when they were replaced 25 years ago.</p> <p>Coronation Field - may have some restrictions, as it is regarded as holy ground by the Swamibapa (SLDC will be able to provide details).</p> <p>The Mayor thanked Jayne and Rosie for taking the time to explain the project to Town Council and for listening to views and ideas, which will be provided by the Clerk, in writing, as an extract of these minutes.</p>
272.	<p>Public Input:</p> <p>Mr & Mrs Littler addressed the Council on the subject of Planning Application no 7/2016/5014 (Grassings) and made the following points:</p> <p>They occupy the neighbouring property directly in front of Grassings and have, for some years, watched the property being extended from a 2 bedroom Bungalow into a 4 bedroom house, with a 23ft garage. They have made objections in the past to the encroachment of their living space.</p> <p>The latest development is simply a step too far. The wall for the garage will be built upwards by 3m on each side and access will be provided by an outside staircase, which will look directly into their sitting room.</p> <p>Mr & Mrs Littler asked the Council to recommend rejection of this application (on the agenda) on the basis of the huge encroachment of their privacy.</p>
273.	<p>Mayor & Member Announcements:</p> <p><u>Cllr Sandra Lilly:</u> The Panikatak concert recently raised £1,000 for the 597 bus - fantastic result. Also attended the Windermere WI group meeting and there is solid support for resurrecting the Winderclean campaign.</p> <p><u>Cllr Bill Smith:</u> Wished to report that David Matthews had passed away and it was agreed that the Clerk would write to Diana Matthews to express condolences from the Town Council.</p> <p><u>Cllr Lisa Greasley:</u> Gave apologies that neither she nor any councilor was able to attend the Lakes Line User Group, which had an important meeting with the new rail provider. The minutes of the meeting have been received and circulated.</p> <p><u>Cllr Leith Hallatsch:</u> Attended the Mayor of Kendal fund-raising dinner, with his wife, Cllr Christine Hallatsch. It was an extremely well-run event and in a good cause.</p>
274.	<p>District & County Councillors' reports:</p> <p>Cllr Jim Bland reported on the re-surfacing of the A5074 and that work has now started on the A592.</p> <p>The Clerk reported, on behalf of Cllr David Williams, his objection to the planning application 7/2016/5014 Grassings, which is on tonight's agenda. He has written to the LDNPA recommending refusal, on the basis of the impact on the privacy and enjoyment of their property of the immediate neighbours.</p>

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275.	<p>Clerk's Report: The Clerk's report, as written was noted. Several items were added. The following correspondence has been received for information: Cumbria Flood Factsheet from CCC, Passenger Numbers Survey from LLUG, Notification of closure of Cumbria Rural Housing Trust, Lakes Parish Council, agenda and minutes. Reminder about the forthcoming events: Allotments AGM will take place on Weds 16th March at 6pm, Langstone House. Catchment Scheme Stakeholder Briefing (United Utilities) - 3 Councillors will attend (Bill Smith, Kath Atkinson and Leith Hallatsch). Glebe Highways Project public briefing sessions. 11.30 to 12.30 on Friday 11 March and Friday 22nd April at the Bower Room, Burnside Hotel. The Clerk also informed members that the office sort, archiving and tidy is now almost complete.</p>
276.	<p>Queen's 90th Birthday: Cllr Legge briefed Councillors on progress being made to light the beacon on Orrest Head as part of the national line of beacons. Windermere is at a pivotal point geographically and important in the national chain. Arrangements are being made to light the beacon on 21 April and it was agreed that Cllr Legge would continue to take the lead and complete the necessary safety and security documentation. The event will be advertised in Windermere Now and Westmorland Gazette.</p>
277.	<p>Winderclean: Cllr Bill Smith had previously circulated a written brief about this, drawing attention to the impact that such a programme has on the locality and his belief that Windermere Town Council should lead a litter cleaning event this year and encourage local groups to participate, including Rainbows, Brownies, Guides, Scouts, local schools, Rotary and the WI. The suggestions in the paper were well received and supported. It was agreed that representatives of the Town Council (Cllrs Smith, Bloy & Greasley) will meet with the BWCCT to provide some leadership and action planning. The budget issue will be referred to the Policy & Finance Advisory Group by the Clerk.</p>
278.	<p>Planning Applications: The following recommendations were made: a)7/2016/5014: Grassings, Middle Entrance Drive, Bowness: Conversion of existing storeroom above garage into studio (postponed from previous meeting). Recommend Rejection on the grounds that this development is over-intensive and un-neighbourly, depriving neighbours of privacy and enjoyment. b)7/2016/5067: The Byre, Priory Manor Estate, Rayrigg Rd, Windermere: Single storey extension. Recommend Approval. c)7/2016/5076: Land off Nelson Rd, Windermere: New 3 bedroom dwelling with integral garage. Recommend Approval. d)7/2016/5074: Garden House, The Hoo Lane, Ambleside Rd, Windermere: Without alteration, change of use of garden outbuildings to annexe accommodation ancillary to Garden House (retrospective). No comment, as with all retrospective applications.</p>

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279.	<p>Tree Works: The following applications were noted: a)T/2016/0013: Old Fallbarrow Cottage, Fallbarrow Road, Bowness: Fell 2 holly, 1 yew and prune 2 yews and 1 holly. Should any of these trees be subject to a Tree Preservation Order. Cllr Peter Jewell agreed to investigate.</p>
280.	<p>Planning Decisions: The following planning decisions, made by the LDNPA, were noted by Councillors: a)7/2015/5437: Louper Wier, Newby Bridge Rd, Windermere: Minor alterations to planning approval for entrance gateway. (WTC RFA) b)7/2015/5738: 5 Alexandra Rd, Windermere: New roof over rear extensions, new window and new fold aside doors into existing courtyard garden. (WTC RFA) c)7/2015/5764: 31 Victoria Rd North, Windermere: Extension to front. (WTC RFA) d)7/2015/5695: Quarry Rigg Toilets, Bowness: Form 5 new accesses for all cubicles in shell of existing toilet block. (WTC RFA) e)7/2015/5690: 1 Brackenrigg, Windy Hall Rd, Bowness: Removal of existing conservatory and construction of single storey kitchen extension. Single storey porch extension and utility room extension. (WTC RFA) f)7/2015/5703: Corbells, Park Rd, Windermere: Replacement utility extension, kitchen extension and new porch roof. (WTC RFA) g)7/2015/5694: Fallbarrow Caravan Site, Bowness: Alteration of 3 existing external windows, additional of an external stage and landscape alterations. (WTC RFA) h)7/2015/5727: Rivendell, Brook Road, Windermere: Alterations to 2 garages. (WTC RFA) i)7/2015/5716: Postilion Restaurant, Ash Street, Bowness: Extension at lower/upper ground floor levels together with new first floor. (WTC RFA) j)7/2015/5731: Grey Gables, Storrs Park, Bowness: Retrospective application for changes to the approved boathouse design and dredging of the lake bed. (WTC No Comment) k)7/2015/5717: Low Cleabarrow, Windermere: Conversion of agricultural and storage buildings to offices and storage units and installation of new sewage treatment plant. (WTC RFA) The following applications have been REFUSED by the LDNPA and are to be noted: a)7/2015/5710: 21 Victoria Street, Windermere: Change of use from A1 to A3 (cafe) Crafty Baa. (WTC Rec Refusal) b)7/2015/5733: Grounds of Hazel Bank, Hazel St, Windermere: Demolish existing garage, new dwelling house for local occupancy. (WTC No Comment)</p>
281.	<p>Dates of Next Meetings: Wednesday 9th March 2016: Full Council Wednesday 23rd March 2016: Full Council (lighter agenda) Tuesday 12th April 2016: Annual Parish Meeting at Marchesi Centre at 6pm.</p>
	<p>The meeting closed at 8.40pm.</p>

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