



WINDERMERE TOWN COUNCIL

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

Minutes of the Meeting

13th July 2016 at 7.00pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p>Present: Cllr Leith Hallatsch (in the chair), Mr J Saunders, Mr W F Smith, Mr P Jewell, Ms K Atkinson, Mrs S Lilley, Mrs J Borer, Mr Mike Stafford, Mrs C Hallatsch, Mr I Telford, , Mr A Legge, Ms G Nicholson. Also: Julie Wright (Town Clerk), SLDC Councillor David Williams, 6 members of the public. The meeting opened at 7.00pm.</p>
64.	<p>Apologies and absence: Apologies: Ms Sue Bloy, Mrs Lisa Greasley, Mr Allan Winrow & SLDC Councillor Ben Berry.</p>
65.	<p>Minutes: It was resolved that the minutes of the Council meeting held on 22nd June 2016 be signed as a true and accurate record.</p>
66.	<p>Declarations of Interest: Cllr Bill Smith in 76(b) - applicant is a company customer Councillors who declare an interest are allowed to remain in the room during discussion of the item, but do not participate in the debate or vote.</p>
67.	<p>Requests for Dispensations: NONE</p>
68.	<p>Public Input: <u>Mr Ross Nicholson</u> addressed the Council about planning application 7/2016/5422, agenda item 76 (i). Mr Nicholson lives at New Lodge, near Brookdene. He distributed a hand-out, which had also been provided to the LDNPA. This set out the key reasons for his objection to the proposed development, as follows: The impact on the building line of the street in having a property set so far back. It is understood that there is no legal ruling on a recommended building line, but this development would have a significant impact on the appearance of the street and would be totally incongruous. It is not correct that Underbirks provides a precedent for a set-back building line, as this was due to a large rock outcrop. The building itself is believed to be too large and has not been reduced since the original application which was recommended for rejection by the Town Council. The proposed development is un-neighbourly and impacts substantially on the amenity of the next door neighbor, Rivendell. <u>Mrs Mary Cocker</u>, who lives at Rivendell, also spoke about the Brookdene planning application and provided a hand-out. She wished to highlight that any previous objections to the application still apply, the most obvious being the scale of the building. Mrs Coker attested that the development proposed in the new application is bigger rather than smaller. The deprivation of amenity to Rivendell is still unacceptable. There is a 1m move away from the right boundary to Rivendell but an increase in the height of the proposed building which nullifies this improvement. In effect, Brookdene will be a 3 storey house. The building will be much larger than any other houses in the area and, therefore, not in keeping with the neighbourhood.</p>

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	<p>Mr Geoff Brown addressed the Council as the co-applicant of 7/2016/5422 (Brookdene). He explained that the previous application had been withdrawn due to the complaints received from neighbours. He had since written to neighbours and offered them the chance to discuss the development. He has also had extensive discussions with the planning authority, resulting in a revised design which, he believes, addresses the concerns about the mass of the building and the impact on amenity of the neighbour, Rivendell. This has included the following:</p> <p>A topographical survey of the site, which has established the relevant levels of impact on Rivendell and resulted in new plans, which move the side of the development a further 1m (7.8 m in total) further away from Rivendell.</p> <p>An expert report on the Oak Tree at the forefront of the land, which prevents the development being brought forward to the building line of the rest of the street.</p> <p>A right of light expert, who has concluded that the plans satisfy the standards of light and amenity expected by neighbouring properties and, indeed, have a low impact.</p> <p>Mr Brown believes that he and co-applicant, Jane Dixon, have responded effectively to all the concerns of neighbours to the first application.</p> <p>Mr Peter Harris spoke on behalf of the applicants and made the following points:</p> <p>On the issue of the building line, he believed that, whatever the reasons for the setting back, Underbirks does provide precedent and the street already has this one building set back from the building line.</p> <p>The reduction of the building by 1.6m in these revised plans results in it being the same width as the property opposite, where the distance between the properties is actually less than that proposed for Brookdene/Rivendell.</p> <p>On height, the applicants do believe that they have dealt effectively with these concerns, by the re-design of the roof to slope away from Rivendell and to provide less impact on amenity and light.</p> <p>The Mayor thanked all the public presenters and provided an opportunity for Councillors to ask questions of clarification. Questions were posed which sought to clarify the relative elevations of the buildings and to establish that there is absolutely no possibility of the Oak Tree being removed, which would solve the problem of the building line.</p> <p>The Mayor then moved on with the agenda as set, with discussion of the application taking place later in the meeting.</p>
69.	<p>Mayor & Member Announcements:</p> <p><u>Cllr John Saunders:</u> Attended the meeting of Bowness & Windermere Forward last week. The agenda included the appointment of the board, terms of reference and a draft action plan. The aim was to have 20 people on the board, with the majority representing local businesses. As there were only 6 businesses represented and 7 public bodies, it was agreed that there needs to be a larger attendance to move the issues forward. A temporary chairman was appointed (Chris Loney of Cherry Concepts) pending a new meeting being organized.</p> <p>Swimsafe is going very well, with 400 children so far signed up to take part.</p>

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	<p><u>Cllr Smith</u>: requested that the minutes of Windermere Forward are circulated, when available.</p> <p><u>Cllr K Atkinson</u>: Attended the 597 bus group, where it was reported that a new 12.30 bus service to Kendal will be introduced. This was enthusiastically received. Also attended the Lakes Admin meeting, which started with 1 hour of training and introduction - very well delivered. The Lakes User Group presented their issues and there are clearly lots of concerns.</p> <p><u>Cllr Jenny Borer</u>: Highlighted that the reconsideration of the speed limit, which has been requested by Lakes Users at Lakes Administration Group, will be the subject of a lot of debate. Attended the United Utilities/CCC meeting held on 29 June at Winander House. United Utilities explained their methodology for dealing with the collapsed sewage pipe over the Glebe. They will be replacing this immediately (work is ongoing) in advance of the new pipeline to Tower Wood, which will start in the Autumn. The CCC work on the Glebe will commence on 18 September and will be carefully managed, given that this is still High Season. There are new plans which have been drawn up and provide a smaller and more simple scheme which will keep the costs within budget.</p> <p><u>Cllr Peter Jewell</u>: Drew councilors attention to the Windermere Art Society summer exhibition. He also wished to make the point about the cost of consultancy relative to the much smaller project for the Glebe outlined above and register his objection.</p> <p><u>Cllr L Hallatsch</u>: Had presented long service awards at the Citizens Advice Bureau and will be also presenting medals at the Triathlon on Saturday.</p> <p><u>Cllr A Legge</u>: reported that CCC are still interested in a refurbishment of the Victorian drinking fountain on the Glebe.</p> <p><u>Cllr Greasley</u> (reported by the Clerk) had attended the Candlelit Vigil at the War Memorial to commemorate the start of the Battle of the Somme. It was a short service, but very well done and many local organisations involved.</p> <p>Also attended the site visit to Elleray Woods to inspect the orchids.</p>
70.	<p>District & County Councillors' reports:</p> <p><u>Cllr Williams</u>: also reported on the United Utilities/CCC meeting at Winander House and confirmed the start date for the Optimising Connectivity work (18 September) and that the renovation of the fountain on the Glebe may entail it being moved from its current position.</p>
71.	<p>Clerk's Report:</p> <p>The Clerk's written report was noted, with the following items added:</p> <p>a) Boundary Commission: Draft submission from SLDC: This submission will propose a 3 member ward, encompassing Applethwaite, Windermere Town and Bowness North. Bowness South will become a part of a new Bowness & Kent Valley ward. This is for the purposes of SLDC Ward Member organization only and will not affect the remit or work of the Town Council. There was a brief discussion and it was agreed that the Town Council will not make a further response to the Boundary Commission, as its original letter still holds. The Clerk was asked to write to SLDC and highlight the importance of getting the ward boundaries right in relation to the Lake, which should remain in Applethwaite ward. Any changes made may need to result in a new Act of Parliament for management of Windermere Lake and this is</p>

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	<p>not desirable.</p> <p>b) Informal meeting with SLDC cabinet to discuss Windermere issues. It was reported that the Mayor will attend and will ask another councillor to attend. The discussion will be reported back to Council - suggested dates are currently early August or early September. The Clerk will also attend.</p> <p>c) Troutbeck Bridge Flood Forum - to be held on 19th July at 7pm, Lakes School.</p> <p>It was decided that 21 August is the date most preferable for the Council visit to High Lickbarrow farm and the clerk will inform the National Trust. Detailed arrangements will be reported back nearer the time.</p>
72.	<p>Finance: The payments as listed on the agenda were approved, with the following additions: CALC: New Chairman Training for LeithHallatsch: £29.50, Eon: Electricity Bill for Xmas Tree in St Martin's; £29.11 Windermere Social Club: £34.00</p>
73.	<p>Langstone House: The Deputy Mayor had asked that this item be included on an agenda to gauge the opinion of Councillors for installing a sign that denotes Langstone House and Windermere Town Council. This item was postponed until the next meeting on 27th July, due to the Deputy Mayor having given apologies.</p>
74.	<p>CCC Highways Schemes for 2016/17: The full listing of schemes had been circulated to Councillors prior to the meeting and Councillors had found this list very useful. There were no comments. Councillors were also asked to consider any further schemes for inclusion in future years and the Clerk was asked to feed back the following to CCC Councillor Colin Jones: The re-surfacing of Kendal Road, from the Belsfield to Ferry View (requested by Cllr Ian Telford).</p>
75.	<p>Windermere Management Strategy Group: The Town Council agreed that Cllr Jenny Borer will continue to represent the Council on this group. The Clerk will inform SLDC.</p>
76.	<p>Planning Applications: The following recommendations were made: a)7/2016/5377: Parrock Cross, Cleabarrow, Windermere: Construction of garage. NO COMMENT b)7/2016/5386: 18, Ash Street, Bowness: Change of use of building and adjacent land to Class A4 (drinking establishment). Retrospective. NO COMMENT c)7/2016/5350: 16, Whinfield Rd, Windermere: Proposed new garage. NO COMMENT d)7/2016/5357: Windermere Hydro Hotel, Helm Rd, Bowness: Replacement of 12.9m high white flagpole mast with 14m high white Alpha structure. Installation of 1 equipment cabinet and 2 removable bollards plus ancillary equipment. NO COMMENT e)7/2016/5395: 12, Langrigge Park, Bowness: New single storey extension for new</p>

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	<p>kitchen/dining and lounge. NO COMMENT</p> <p>f)7/2016/5394: Nat West Bank, 2 High Street, Windermere: Alterations to existing APM aperture, to support the installation of a new ATM. NO COMMENT</p> <p>g)7/2016/5286: Elleray Bank Coach House, Carriage Drive, Windermere: Roughcast rendering of existing West and North facing stone walls. NO COMMENT</p> <p>h)7/2016/5411: Proposed Sainsbury, Main Road, Windermere: Proposed fascia and hanging signage. NO COMMENT</p> <p>i)7/2016/5422: Brookdene, Brook Road, Windermere: Erection of a new dwelling and associated landscaping works. RECOMMEND FOR APPROVAL, FOR THE FOLLOWING REASONS: Efforts have clearly been made by the applicants to respond to the problems which were raised by neighbours and which the Town Council identified in its previous recommendation on the previous application. Expert opinion has been sought and the applicants have worked closely with LDNPA planners. The re-design of the roof it is accepted will reduce the amenity impact on Rivendell, together with the moving of the right boundary back by 1m, to 7.8m in total. It is appreciated that there is no possibility to build up to the street building line, due to the limitations of the preservation of the Oak Tree. The Town Council believes this is regrettable. The design of the building is complimentary to the other buildings in the street and, although the proposed building is large, the plot is substantial enough to take a building of this size. Although Councillors do still have reservations about the proposed development and appreciate the opposition in the neighbourhood, it could not identify any planning reasons which would lead them to recommend rejection of the revised submission.</p>
77.	<p>Tree Applications: These were noted.</p>
78.	<p>Dates of Next Meetings: Wednesday 27th July 2016: Full Council (lighter agenda) Wednesday 10th August 2016: Full Council Wednesday 24th August 2016: Full Council (lighter agenda)</p>
	<p>The meeting closed at 8.45pm.</p>

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