



WINDERMERE TOWN COUNCIL

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

Minutes of the Meeting

16th December 2015 at 7.00pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p>Present: Cllrs Mr L Hallatsch (in the Chair), Mrs J Borer, Ms S Bloy, Mr J Saunders, Mr I Telford, Mrs C Hallatsch, Ms G Nicholson, Cllrs Miss K Atkinson, Mr A Legge, Mr W F Smith & Mr P Jewell, Mrs S Lilley & Mr Allan Winrow. Also: Julie Wright (Town Clerk), District Councillor David Williams and 5 members of the public. The meeting opened at 7.00pm.</p>
210.	<p>Apologies and absence: Apologies: Cllrs Mrs Lisa Greasley & Mr Mike Stafford. District Councillor Ben Berry, PCSO Sarah Blacow.</p>
211.	<p>Minutes: It was resolved that the minutes of the Council meetings held on 11th & 25th November 2015 be signed as a true and accurate record, with one small amendment to the minutes of 11th November, which has been corrected by hand on the signed copy.</p>
212.	<p>Declarations of Interest: Cllr Sue Bloy in item 21d, due to her position as a trustee of BWCCT and being the partner of the architect who has prepared the plans. Cllr Bill Smith in item 21d, due to his position as chair of the BWCCT. Also in 21g due to the Postillion being a client of his company. Cllr Adrian Legge in item 21d, due to his position on the toilets sub-committee of the BWCCT. Cllr John Saunders in item 16, due to his position as a civic society member and his wife having prepared the paper. Councillors remained in the Chamber during discussion of the items, but did not take part in the discussion or vote on the relevant items.</p>
213.	<p>Requests for Dispensations: NONE</p>
214.	<p>Public Input: Mr George Cocker wished to air his objections to planning application 7/2015/5686, Brookdene (item 21b on the agenda). Mr Cocker lives at Rivendell, the next door property, and had submitted his objections in writing to the LDNPA and to Windermere Town councillors prior to the meeting. The application is a re-submission of that rejected previously and it was Mr Cocker's view that the re-submission does not sufficiently address the problems with the original, mainly the significant size impact on the plot and loss of light to adjoining properties. Mr Cocker contended that the lie of the land means that the impact, particularly on Rivendell is that of a 3 storey property and will cut off all light to the south and west. Finally, in his view, the plans are out of keeping with the local area and the street scene. Mr Ross Nicholson also wished to air his objections to the planning application 7/2015/5686, Brookdene (item 21b) and had submitted them in writing prior to the meeting. Mr Nicholson</p>

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	<p>is also a neighbour. He contended that the re-submission of the application is un-neighbourly and shows no recognition of the conservation area. The setting back of the development from the street-line creates significant problems for Rivendell, as most of the building will run alongside the garden of Rivendell. Mr Nicholson also contended that the size of the building is out of keeping with the area and that some of the statements made in the planning application are misleading, particularly the use of Underbrook as an example of a similar development. Underbrook is not sited within the conservation area and was built prior to the new planning framework.</p> <p>Mr Geoff Brown wished to speak on behalf of the applicant of the above re-submitted application (7/2015/5686). He explained the process that has been followed since refusal of the first application. Extensive discussions have been held with the LDNPA planners and advice taken. The re-submission does make substantive changes to the original, most of them suggested by the planners. The revised application is much more sympathetic to the conservation area and Pattinson build features have been reflected throughout. The applicants do recognize the problems that are created for neighbours with the setting back, but this is a site problem, due to the preserved Oak tree and the necessity for the parking circle. The new building will be 6.8m from the side of Rivendell and is a much smaller development than that originally proposed. It was also pointed out that the over-shadowing of Rivendell will be contained by the direction in which the sun rises and sets, which is opposite to the lay of the proposed building.</p> <p>Mr Bob Theobald spoke in support of the planning application for Folly's End, which will feature on the Council's January agenda. Mr Theobald will be out of the country in January but wished to speak in advance. This is a re-application. The original application was to demolish the cottage and build 4 new houses and was refused as being out of keeping with the local area. The revised application proposes to retain the cottage, extend it and build two new houses which are much more sympathetic to local architectural vernacular, with particular attention to windows and fittings. It is hoped that Councillors will look more favourably at this application in January.</p> <p>Councillors asked a number of questions to Mr Theobald, including provision for car parking, the exact location of the development and proposals for entrance/exits.</p>
215	<p>Update from the Police:</p> <p>Due to the need to prioritise work to support flood victims, it was not possible to send a representative to the meeting. Town Councillors wished to express their thanks and support to the local police, without which the local community would suffer, especially at times of emergency.</p>
216.	<p>Mayor & Member Announcements:</p> <p><u>Mayor Hallasch:</u> Had attended the switch on and parade for the Winter Lights. It was awful weather but a good procession and the fireworks were excellent. Also attended the Jingle Jog, run by Windermere & Ambleside Lions. It was a brilliant event, only enhanced by the mud (!) and he wished to express his thanks from the Council to the Lions and Ben Berry.</p> <p><u>Cllr L Hallatsch:</u> Highlighted the help and support given personally by the Mayor in the recent floods at White Cross Bay.</p>

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	<p><u>Cllr Borer</u>: Given the recent terrible weather, the Diessen Twinning Advent event was very well attended and fabulous singing and Christmas cheer. Thanks to all who supported it.</p> <p><u>Cllr John Saunders</u>: Had spoken to SLDC about the possibility of more litter bins at Rayrigg Meadow, potentially funded by the Town Council. SLDC have undertaken to provide a price for the bins and an emptying fee. Also attended the recent CALC event. The main item was the devolution in Cumbria, which could bring in “additional” funds for £450m over 15years. It will mean that Cumbria will need to elect a Mayor.</p>
217.	<p>District & County Councillors’ reports:</p> <p>Cllr David Williams had nothing in particular to report, but did recommend that WTC consider adopting the reduced time limit for public speaking of 3 minutes, used by SLDC (current limit is 5mins). The Clerk undertook to include this in the review of Standing Orders at the AGM next year.</p>
218	<p>Clerk’s Report:</p> <p>The Clerk’s report, as written was noted. Two items were added - an update from Lakes school on the tree to be donated from WTC and an update from SLDC on the latest information available on timing and progress with development of the Glebe.</p>
219	<p>Policy & Finance Advisory Group:</p> <p>The minutes of the meeting held on 19th November were noted and the following recommendations approved:</p> <ol style="list-style-type: none">To open discussions with the residents of Ye Olde Bath House about joint funding of a council led project to replace the boundary fence. Final agreed proposals will be reported back to Full Council.Four grant payments as listed under the Shop Front Improvement Scheme, amounting to £2,000 in total. It was also agreed that the Clerk contact SLDC to request further funding.A grant payment to the Windermere Youth Project for £2,000.A grant payment to the Winter Lights Committee for £2,000 (dependent on receipt of the latest accounts).
220.	<p>Finance:</p> <p>The invoices as listed in the agenda were approved for payment, with the addition of one payment for £70 - to Kendal Town Council for the Mayor + 1 to attend the Charity Dinner in February.</p>
221.	<p>Windermere in Bloom:</p> <p>The quotations received for the planting, erection and watering of hanging baskets for the 2016 season were reviewed. It was resolved to accept the lowest quotation and to offer all the work to Horton Landscaping on a 3 year fixed price contract.</p>
222.	<p>Applications for Grant Assistance:</p> <p>It was resolved to approve the following grant payment: Great North Air Ambulance for £500, to be paid in January 2016.</p>

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	The application from South Lakes Housing - to assist with the development of a neighbourhood open space at Helm Close - £1,162 was deferred pending further investigation.
223.	Public Toilets in Windermere & Bowness: The minutes of the meeting of the BWCCT Toilets sub-committee, held on 2 nd November 2015, were noted.
224.	Elleray Woods & Orrest Head: The minutes of the meeting of the Advisory Group, held on 4 th November 2015, were noted.
225.	Ellerthwaite Square Flower Bed The proposals from the Civic Society were noted and the support of the Council for this worthwhile project agreed.
226.	Liaison Meeting with Lakes Parish Council The record of the meeting held on 4 th November 2015 were noted.
227.	Traffic Regulation Orders: Councillors had a full discussion and resolved to pass the following comments to Cumbria County Council: Park Rd (no waiting at any time restriction on part of the road as shown on map): AGREED. The message should be passed to CCC that it would be better to extend this to the double yellow lines, but, given that this would need a new TRO, best to get started with the existing one and request a new TRO for the extension. Glebe Road AGREED Brockhole AGREED
228.	Boundary Commission Review of SLDC: Councillors discussed the request for their views on the division on wards in South Lakeland. It was agreed to pass the following comments to the Boundary Commission The Town Council is content with 3 councillor wards, which it believes work very well in our local area. They have no comments on the division of the wards, but there do not appear to be any substantial anomalies in the local area.
229	Code of Conduct The Clerk took the opportunity to remind Councillors about the Windermere Town Council code of conduct. It is important that all councillors understand its contents and abide by its requirements. If any councillor needs an explanation of any issues, please speak to the Clerk direct. It was agreed that the Clerk will distribute copies to all councillors.
230.	Planning Applications: The following recommendations were made: a)7/2015/5710: 21, Victoria St, Windermere. Change of use from A1 (Retail) to A3 (Cafe - the Crafty Baa). REFUSAL ON THE GROUNDS THAT THE LOCATION IS TOTALLY UNSUITABLE. b)7/2015/5686: Brookdene, Brook Rd, Windermere: Erection of a new dwelling and associated landscaping (re-submission of 5481). REFUSAL ON THE GROUNDS THAT THE SCALE OF THE DEVELOPMENT IS OUT OF PROPORTION TO SURROUNDING PROPERTIES AND THE

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	<p>AMENITY DETRIMENT (LIGHT IN PARTICULAR) TO NEIGHBOURING PROPERTIES.</p> <p>c)7/2015/5690: 1 Brackenrigg, Windy Hall Rd, Bowness: Removal of existing conservatory and construction of single storey kitchen extension. Single storey porch extension. RECOMMEND FOR APPROVAL.</p> <p>d)7/2015/5695: Quarry Rigg Toilets, Crag Brow, Bowness: Form 5 new access for all cubicles in shell of existing Quarry Rigg toilets. RECOMMEND FOR APPROVAL.</p> <p>e)7/2015/5717: Low Cleabarrow, Windermere. Proposed conversion of existing agricultural and storage buildings to office/storage units and installation of a sewage treatment plant. RECOMMEND FOR APPROVAL.</p> <p>f)7/2015/5694: Fallbarrow Caravan site, Rayrigg Rd, Windermere: Alteration of 3 existing external windows, additional of an external stage and landscaping. RECOMMEND FOR APPROVAL.</p> <p>g)7/2015/5716: Postilion Restaurant, Ash St, Bowness: Extension at lower/upper ground floor levels together with a new first floor. RECOMMEND FOR APPROVAL.</p> <p>h)7/2015/5727: Rivendell, Brook Rd, Windermere: Alterations to 2 garages. RECOMMEND FOR APPROVAL BUT ONLY ON CONDITION THAT THE ROOFING MATERIAL IS CHANGED TO SLATE TO BE IN KEEPING WITH THE LOCAL AREA.</p> <p>i)7/2015/5703: Corbells, Park Rd, Windermere: Replacement utility extension, kitchen extension and new porch. RECOMMEND FOR APPROVAL.</p>
231.	<p>Tree Works</p> <p>The following tree works were noted.</p> <p>a)T/2015/0156: 17 Priory Grange, Windermere: Fell 2 x Beech, removal of limbs on 1 Oak, 1 Willow and 1 Maple. (TPO)</p> <p>b)T/2015/0159: Pinfold, Lake Rd, Bowness: Reduce Cherry, Crown lift birch. (CA)</p> <p>c)T/2015/0161: Hodge Howe, Troutbeck Bridge: Remove 1 tree (TPO)</p> <p>d)T/2015/0164: Clover Nook, Helm Rd, Bowness: Fell 1 conifer (CA)</p>
232.	<p>Dates of Next Meetings:</p> <p>Wednesday 13th January 2016: Full Council</p> <p>Wednesday 27th January 2016: Full Council (lighter agenda)</p> <p>Wednesday 10th February 2016: Full Council</p> <p>The Councillors also wished to record their thanks to Cllr C Hallatsch for providing the lovely Christmas buffet prior to the meeting, which was thoroughly enjoyed by all.</p>
	<p>The meeting closed at 8.45pm.</p>

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