



# WINDERMERE TOWN COUNCIL

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

## Minutes of the Meeting

16<sup>th</sup> November 2016 at 7.00pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p><b>Present:</b> Cllr Leith Hallatsch (in the chair), Mrs Lisa Greasley, Mr J Saunders, Mrs J Borer, Ms Sue Bloy, Mr Ross McMillan, Mr A Winrow, Mr I Telford, Mrs C Hallatsch, Magda Khan, S Lilley, P Jewell (up to item 199). Also: Julie Wright (Town Clerk), District Cllr Andrew Jarvis, County Cllr Stephen Rooke, Russell Adams of Adams Planning &amp; Development Ltd &amp; 2 members of the public. The meeting opened at 7.00pm.</p>
194.	<p><b>Apologies and absence:</b> Apologies: Cllrs Mike Stafford, Mr A Legge, Ms K Atkinson, Grania Nicholson, District Cllrs David Williams &amp; Ben Berry.</p>
195.	<p><b>Minutes:</b> It was resolved that the minutes of the Council meeting held on 26<sup>th</sup> October be signed as a true and accurate record.</p>
196.	<p><b>Declarations of Interest:</b> The following declarations were made: Cllr S Bloy: Planning item (d) Maple Court - partner is the architect. Tree application no (e) for Phoenix Centre - Cllr Bloy is a trustee of the BWCCT. Councillors who declared an interest remained in the Council Chamber but did not take part in discussions on the items, unless asked for any clarifications. They did not vote on any recommendations.</p>
197.	<p><b>Requests for Dispensations:</b> NONE</p>
198.	<p><b>Public Input:</b> Russell Adams of Adams Planning &amp; Development Ltd briefed the Council on a forthcoming planning application for The Oaks, Lindeth, Bowness. The project is to obtain change of use of the now closed school for special needs to a mixed use celebration and corporate events venue, with holiday let accommodation with disabled accommodation and ancillary respite facilities. The ethos is to provide holiday accommodation with a difference, providing specialized facilities for those with disabled or special needs and their families alongside more typical holiday lets. This mix of commercial use should enable the project to be viable whilst, at the same time, meeting a gap of demand in the market and providing some continuity with the previous use of the buildings. Members asked a number of questions about duration of stays, mix of use, nature of events and extent of respite care. The Mayor thanked Mr Adams for the presentation. The proposals will be reviewed in more detail once the planning application is received.</p>
199.	<p><b>Mayor &amp; Member Announcements:</b> <u>Mayor:</u> Attended CALC AGM and Executive Committee and reported on a briefing by an official from the DCLG. Also represented the Town Council at the Remembrance Sunday service held at the War Memorial. He wished to compliment fellow councillors for their</p>

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support at this important event.

Cllr Greasley: Highlighted how good the War Memorial gardens are looking, thanks to the gardener. Asked that a forward agenda item be scheduled for hand railings on the War Memorial. The Clerk will include this for Policy & Finance Advisory Group in March. Represented the Town Council at Cumbria in Bloom, where a presentation from Bolton in Bloom reinforced how important the in Bloom movement can be to instilling pride in communities. Also attended the Windermere in Bloom follow up meeting and the Elleray Woods administration meeting, for which minutes will be presented to the Council by Cllr Legge in December. Key information is that the Carriageway project start date has been postponed to January 2017, due to one last legal hurdle. Also attended the LDNPA Distinctive Area meeting at Brigsteer, where issues covered were flood recovery, planning, housing and car parking.

Cllr Saunders: Along with other councillors, attended the LA23 meeting, where both Chief Executives of SLDC and LDNPA addressed the meeting about emerging policies in South Lakes. Car Parking problems were discussed and it is clear that these issues have increased in priority and. If the Town Council were to review the local situation and propose solutions over the next two years, there is a definite will to assist with solutions, if they are feasible and thought through.

Cllr Sue Bloy: Attended the United Utilities Stakeholder workshop on 3 November. The morning was devoted to the Drought Plan and the afternoon to the 25 year Water Resources Management Plan and involvement of the community and Councils in the period up to 2019. Cllr Bloy made available a written summary of the workshop and highlighted the shocking statistic that an estimated 36% of water useage is leakage from the supply pipelines. We are all encouraged to report any sightings on the leakline number: 0800 330033.

Cllr Ian Telford: Reported that, although the work on the Glebe, managed by CCC, is progressing well, it would appear that the proposals to install eschelon parking have been changed and that the parking spaces are now at 90 degree angles to the flow of traffic. Councillors all expressed a great deal of concern about this, both the apparent lack of consultation and the potential impact on safety. The Clerk will speak to the project manager as soon as possible and provide an update.

Cllr Peter Jewell: Made comments about the bathing water findings contained in the Clerks report and then went on to comments about the Windermere Marina planning application, which Town Council had recommended for approval at the previous meeting. The Mayor requested that the Councillor not use this session to re-visit issues that the Council had already discussed in full and explained it is not the purpose of this agenda item. Cllr Jewell ignored these requests and the Mayor then asked the Councillor to leave the meeting, which Cllr Jewell complied with at this point, left the meeting and took no further part in proceedings.

The Clerk reported on Cllr Legge's email to the LDNPA enforcement team, which asked them to check the provisions of the planning conditions with regard to Churchill's and Robinson Place.

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200.	<p><b>District &amp; County Councillors' reports:</b></p> <p><u>CCC Councillor Stephen Rooke:</u> formally introduced himself to the Town Council. After 38 years living and working in Windermere, he hopes to positively represent Windermere issues at County level and have a good working relationship with the Town Council.</p> <p><u>SLDC Councillor Andrew Jarvis:</u> re-iterated the previous positive comments about the Remembrance Service. Also gave an update on the extension of recycling to Windermere &amp; Bowness and answered various questions.</p>
201.	<p><b>Clerk's Report</b></p> <p>The Clerk presented the written report circulated to Councillors prior to the meeting and answered questions.</p> <p>The issue of the newly formed Paradise Group was discussed and it was decided that Cllr Lisa Greasley should represent the Town Council, as well as the Clerk.</p> <p>The following items were added to the report:</p> <p>SLDC press release announcing the good news that the bathing waters at every designated location in Windermere lake have been rated excellent by government inspectors.</p> <p>Lakes Parish Council planning agenda for meeting on 23<sup>rd</sup> November.</p> <p>Thefts from the allotments.</p> <p>Planning enforcement issues at Louper Weir.</p> <p>Clerk's meeting with Windermere Carnival representatives to assist with paperwork and applications.</p> <p>Site meeting for Troutbeck Bridge bus shelters on 17<sup>th</sup> November, with residents and shelter company representative.</p>
202.	<p><b>Finance:</b></p> <p>Councillors approved the list of payments as set out on the agenda, with one addition of £612.97 to Triarom for the projector and screen which had been delivered that day.</p> <p>Councillors also approved grant payments to the Great North Air Ambulance (£500) and to fund the insurance costs of the Windermere Carnival up to £300.</p>
203.	<p><b>Budget &amp; Precept:</b></p> <p>The Clerk &amp; Responsible Finance Officer presented the budget and precept report for 2017-18. The following key issues were discussed:</p> <p>The level of precept.</p> <p>Increased funding for community grants;</p> <p>Funding commitments to the management of the public toilets by BWCCT and to the management of Elleray Woods and Orrest Head, the War Memorial and Langrigge Play area.</p> <p>New funding commitments for Foxwood fountain and set aside funding for the Longlands project (in discussion with SLDC).</p> <p>The Council's level of reserves.</p> <p>Cllr Saunders put forward an amendment to the motion as follows:</p> <p>"It is not realistic to estimate the impact of future inflation on the Council's precept and that the increase of 2.5% should, instead, be reduced to 0.9%, which is the rate of inflation at October 2016. This is a more defensible position in relation to Council tax payers." This amendment was seconded by Cllr Magda Khan. A vote was taken and 3 councillors voted in</p>

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	<p>favour, 8 against.</p> <p>The Mayor then proposed a vote on the substantive recommendation of a 2.5% increase in precept. This was proposed by Cllr Lisa Greasley and seconded by Cllr Sandra Lilley. 8 councillors voted in favour and 2 against. 1 Councillor abstained.</p> <p>The following was approved:</p> <ul style="list-style-type: none"><li>a) An Expenditure budget of £117,800</li><li>b) A precept of £119,000 - an increase of 2.5%.</li></ul>
204.	<p><b>LDNPA Local Plan:</b></p> <p>The Clerk explained the importance of the Local Plan, as being the key driver of local decisions about planning and development in the area, in particular the Core Strategy and the Allocations of Land.</p> <p>Most of the activity of consultation on the Local Plan has been made at Distinctive Area meetings and there is also the opportunity to contribute on-line. Windermere Town Council representatives attended the Distinctive Area meeting for South Lakes and made contributions. All the contributions from such meetings have been collated in the community engagement feedback document which had been circulated to Councillors.</p> <p>The Clerk wished to establish if Members thought that the feedback document covers all the issues the Town Council would wish to raise.</p> <p>Councillors felt that most issues had already been covered in prior consultation but wished to add the following two for consideration:</p> <p>That the LDNPA consider adopting a strategy and enforcement towards advertisements in the park, as other planning authorities do.</p> <p>There is support for long-term planning for extreme weather conditions, but it is vital that short-term measures are enacted as well. This would include ensuring that road, drain and footpath infrastructure are cleared of debris and silt cleared from streams and waterways.</p>
205.	<p><b>United Utilities: Water Resources Management Plan 2019 - pre consultation:</b></p> <p>Cllr Bloy attended the recent stakeholder workshop and updated Members under item 199. The letter from United Utilities of 7 October was circulated to Councillors prior to the meeting and this asks for any comments on 7 key questions which form part of the pre-consultation on the Water Resources Management Plan 2019. Councillors discussed the issues and decided that, given many of the questions are of a very technical nature, only to respond on 2 issues as follows:</p> <p>Q5: Potential to export water: There would be some support for this amongst Town Council if this is feasible without importing water and only if the residents of South Lakeland were to benefit from any financial rewards (for example reduction in water rates or direct re-investment in local infrastructure). If any scheme were to go ahead, it could only be supported if the level of the lake could be guaranteed for environmental and amenity use.</p> <p>Q7: Preferences for engagement: The Town Council would always welcome a face to face discussion and is happy for representatives to attend a meeting when there is a draft plan to comment on.</p>

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206.	<p><b>Planning Applications:</b> The following recommendations were made:</p> <p>a)7/2016/ 5702: <b>Field to South of Glebe Road, Bowness:</b> Construction of temporary access to facilitate the laying of a new pumped sewer main from Glebe Road to Windermere WwTW. NO COMMENT. THIS ACCESS IS ALREADY IN PLACE, SO RETROSPECTIVE.</p> <p>b)7/2016/5715: <b>Hillthwaite House Hotel, Thornbarrow Road, Windermere:</b> Demolition of existing conservatory. Erection of lounge and reception extension, including access improvements. RECOMMEND APPROVAL. THIS IS AN ENHANCEMENT AND IMPROVEMENT TO AN EXISTING PROPERTY.</p> <p>c)7/2016/5724:<b>Pavey Ark, Brantfell Road, Bowness:</b> Construction of detached, 2 storey house in the grounds of Pavey Ark. RECOMMEND REJECTION. THE PROPOSED DESIGN IN WOOD CLADDING AND GLASS IS NOT IN KEEPING WITH THE AREA OF WHITE RENDERED, SLATE ROOFED PROPERTIES.</p> <p>d)7/2016/5733: <b>5 Maple Court, Cross Street, Windermere:</b> 2 new dormers and lengthen ridge to existing roof. RECOMMEND APPROVAL. NO MATTERS OF CONCERN.</p> <p>e)7/2016/5704: <b>MerryMeade, Ferry Nab, Windermere:</b> Demolition of existing single storey side extension and erection of new 2 storey side extension in its place. RECOMMEND APPROVAL. NO ISSUES.</p> <p>f)7/2016/5734:<b>Old England Hotel, Church St, off St Martin’s Place, Bowness:</b> Replacement of 8 windows to the hotel. RECOMMEND APPROVAL - MUCH NEEDED IMPROVEMENT TO THIS BUILDING.</p> <p>g)7/2016/5727: <b>Belles Howe Staff Annexe, Old England Hotel, Church St, Bowness:</b> Conversion of Belles Howe, current staff annexe for Macdonald Old England Hotel, to provide 6 new guest suites. NO OBJECTIONS TO THE PLANS FOR THE SUITES. HOWEVER, WE UNDERSTAND THAT THE STAFF WILL BE RE-LOCATED TO BANK HOUSE, WHICH IS ALSO BEING CONVERTED AND DEVELOPED. ONE OF OUR COUNCILLORS HAS SEEN THESE PLANS ON-LINE, BUT WE HAVE NOT RECEIVED A SEPARATE PLANNING APPLICATION. THERE ARE CONCERNS ABOUT PLANS FOR BANK HOUSE - AS THERE APPEARS TO BE NO PROVISION FOR STAFF PARKING OR A STAFF KITCHEN AND THESE ARE USUALLY STANDARD IN HOTEL STAFF ACCOMMODATION.</p> <p>h)Parrock Cross, Cleabarrow, Windermere: Single story and 2 storey extensions. RECOMMEND APPROVAL. THIS LOOKS LIKE A GOOD DEVELOPMENT.</p>
207.	<p><b>Tree Applications:</b> The following tree applications were noted:</p> <p>a)T/2016/0137: <b>Hazel Lodge, Ellerthwaite Square:</b> Reduce 2 willows, remove small conifer</p> <p>b)T/2016/0159: <b>Convent La Sagesse, Queen’s Drive:</b> Fell 1 leylandii and 1 spruce.</p> <p>c)T/2016/0160: <b>Cedar Manor Hotel, Ambleside Road:</b> Crown raise lowest branch on Holly over car park and deadwood. Deadwood 1 Holly &amp; 1 Cedar. Reduce Laburnum height by 15%. Cut back Leylandii/Laurel Hedge by 1m and lower height to provide room on footpath.</p>

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	<p><b>d)T/2016/0162: Phoenix Centre;</b> Fell Norway Maple, due to 3 poor V unions on limbs with bark inclusion. Replace with suitable tree.</p> <p><b>e)T/2016/0163: Phoenix Centre:</b> Ash - crown clean, Birch - fell (dead), Goat Willow - Remove as dead and on ground. Cherry - remove due to co-dominant stem with V union, poor form. Willow - re-coppice. Cherry - remove due to being multi-stemmed with V unions throughout. Willow - remove as failing, with cracks in stem. Ash - crown clean. Sycamore - remove leaning limb hanging over road. Holly - remove (blocking views of accommodation- previously reduced).</p> <p><b>f)T/2016/0164: Carver United Reform Church, Lake Road:</b> Re-coppice Sycamore. Remove Sycamore - co-dominant stem with a none healed union. Remove Ash - severe lean over road. Remove Sycamore - strangled by Ivy. Remove stems of Sycamore, leaning over car park. Remove 2 x Sycamore and 1 x Birch - co-dominant V shaped union. Remove lower epicormic growth on Lime and re-assess. Remove larger deadwood on Oak. Remove an overhanging stem on Lime. Various crown raising to heighten growth over road.</p> <p><b>g)T/2016/0165:Annesdale, Ambleside Road:</b> Crown lift Yew, Remove Lawson Cypress as too close to house and garage.</p> <p><b>h)T/2016/0170: Gatesgarth, College Road:</b> Reduce crown on Oak.</p> <p><b>i)T/2016/0173: Annesdale, Ambleside Road:</b> Fell and replace Sycamore with smaller species of tree with higher amenity value. Condition of tree very poor - see report The following applications are covered by Tree Preservation Orders (TPOs):</p> <p><b>j)T/2016/0167: Priory Manor, Rayrigg Rd:</b> Remove lowest limbs of Yew, Crown Lift conifer.</p> <p><b>k)T/2016/0168: Fallbarrow Park:</b> Pollard Holly and prune and deadwood Ash.</p> <p><b>l)T/2016/0161: Sarnico, Ferry Nab:</b> Crown reduce Oak by 30% Crown lift Beech &amp; conifers.</p>
208.	<p><b>Dates of Next Meetings:</b> The following dates &amp; times were noted. Wednesday 14<sup>th</sup> December at 7.30pm (Full Council) Wednesday 11<sup>th</sup> January 2017 at 7pm (Full Council) Wednesday 25<sup>th</sup> January 2017 at 7pm (Full Council, lighter agenda)</p>
	<p><b>The meeting closed at 8.50pm</b></p>

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