



WINDERMERE TOWN COUNCIL

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

Minutes of the Meeting

22nd June 2016 at 7.00pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p>Present: Cllr Leith Hallatsch (in the chair), Mrs Lisa Greasley, Mr J Saunders, Mr W F Smith, Mr P Jewell, Ms K Atkinson, , Mrs S Lilley, Mrs J Borer, Mr Allan Winrow, Mr Mike Stafford, Mrs C Hallatsch. Also: Julie Wright (Town Clerk), Cllr Ben Berry (SLDC), Cllr Jim Bland (CCC), Fiona Green (National Trust), 5 memberS of the public. The meeting opened at 7.00pm.</p>
45.	<p>Apologies and absence: Apologies: Cllrs Mr I Telford, Ms Sue Bloy, Mr A Legge, Ms G Nicholson, Mr David Williams (SLDC)</p>
46.	<p>Minutes: It was resolved that the minutes of the Council meeting held on 8th June 2016 be signed as a true and accurate record, with two small amendments made to the meeting record as follows: Page 2: Cllr Bloy replaces Cllr Borer as the 4th Councillor who attended the inception meeting of Windermere Forward; The word “real” on item 33 on page two in the first sentence was removed.</p>
47.	<p>Declarations of Interest: Cllr Mike Stafford in item 60 (d) due to his close association over the years with Windermere Rugby Club. 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>
48.	<p>Requests for Dispensations: NONE</p>
49.	<p>Presentation: High Lickbarrow Farm Fiona Green from the National Trust introduced Councillors to the proposals for High Lickbarrow Farm, which has recently been acquired by the Trust. She explained the special nature of the property, its buildings, its past ownership in one family and the Albion cattle, which lead the Trust to wish to develop the farm as an attraction. Due to the location and nature of the property, it does not lend itself to the ordinary pay per entry system. Instead the Trust is to pilot a new type of attraction, which will entail small pre-booked visits to the farm of up to 15 people (3 cars maximum), with the idea that visits can last for up to 1 day and enable an in depth visitor experience. There will be opportunities for local residents. The farm will remain the same, with no changes to the management of the land or the cattle and monies raised from the visits will be re-invested in the property and its conservation. This is a trial project and the proposals are, at present, not permanent. There will be no development or change in infrastructure (repairs and maintenance only) and the arrangements are reversible if they do not work out. Councillors asked a number of questions about the impact from marketing, the links to the wider eco system of the area, signage and interior decoration. It was agreed that a visit will be arranged in the near future via the</p>

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	<p>Clerk. The Mayor thanked Fiona for bringing the information to the Council and for such an interesting update.</p>
50.	<p>Public Input:</p> <p>Mr Tony Hanley addressed the Council about the planning application at item 60 (g), Brantholme, Victoria Road. His written objection to the LDNPA had been circulated to Councillors prior to the meeting. Mr Hanley wished to underline the following points: The extent to which the development will dominate his home's perspective and loss of light, with a substantial stone gable which will also change the nature of the neighbourhood, which has all the homes set back from the road. This building will be set on the road. A development of this size is unsuitable in this location. The precedent that this could set for future applications and the building of properties in the front gardens. The impact on road safety and the drainage system, the removal of trees (which are not currently mentioned in the application).</p> <p>Mr Gary Jeffrey also addressed the Council about the same development (Brantholme, Victoria Road). His written objection to the LDNPA had also been circulated prior to the meeting. He wished to make the following points: The impact of this development on the building line of the road, where current houses are set back; The site being too small for such a large development; The loss of important green areas and trees; The loss of privacy for neighbours; The impact on highway safety.</p> <p>Both of the speakers asked the Town Council to recommend rejection of the planning application on the agenda. Town Councillors asked questions for clarification, including the position of the proposed property and the driveway.</p>
51.	<p>Mayor & Member Announcements:</p> <p>Cllr Lilly reported on the Ladyholme Centre AGM. It had been another very good year for the centre, which goes from strength to strength.</p> <p>Cllr Stafford: had again been in discussions with the Fire Service about the boundary wall, the structure of which looks to be unsound. The Fire Service have agreed to re-survey the wall and will be in contact once this has been done.</p> <p>Cllr Smith and others: aired some concerns about the Rock on Windermere event, but it was agreed to wait until the SLDC post event review this Autumn to finalise views and conclusions on whether it was a good event for Windermere.</p> <p>The summer edition of the Hub is out and should have been delivered to all households. The Lakes School have developed a very informative on-line newsletter, which will be sent to all councillors via the Clerk.</p> <p>Has been in discussions with CCC about the status of Old College Park. Bill has been able to confirm that the road is adopted and hopes that CCC will shortly consider a TRO for this stretch of road, along similar lines to the Phoenix Way waiting restrictions.</p> <p>Cllr Atkinson: Wished to highlight that the SLDC planting at Bowness Bay this year is very</p>

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	<p>under-whelming and lacks colour and imagination. The Clerk agreed to pass on these comments to SLDC. Cllr Atkinson also attended the Marchesi party for the Queen's Birthday celebrations and it was a terrific event.</p> <p><u>Cllr Saunders:</u> Attended the CALC South Lakes meeting. There was a presentation by David Sykes (SLDC Director) about the impact of the December flooding. The issues at Troutbeck Bridge were raised.</p> <p><u>Cllr Greasley:</u> reported that the Lions Apple Tree is now located in Ellerthwaite Gardens and wished to highlight the lack of edging being carried out between grass and pavement areas, which is making some areas very untidy and creating problems with burgeoning weeds.</p> <p><u>Mayor Hallatsch:</u> attended Rock On Windermere and had really enjoyed the event.</p>
52.	<p>District & County Councillors' reports:</p> <p><u>Cllr Bland:</u> reported on the re-surfacing works that have been agreed for the area by CCC.</p> <p><u>Cllr Berry:</u> reported on the SLDC ward boundary change proposals. There now a total of 600 signatures on the petition against the proposals. He has met with officers and members at SLDC to try and establish alternative workable solutions. There have been various versions, many with no changes to the Windermere ward proposals, but one version which may work out entails 2 x two member wards, whereby Bowness South would be amalgamated with Crook and Winstar, leaving Bowness North, Windermere Town and Applethwaite/Troutbeck Bridget in one ward. Ambleside & Grasmere would remain as a 2 member ward.</p> <p>There are no indications that this option is workable and the Town Council position will not change - that is that it would prefer the current ward to remain intact and reduce to 3 members if necessary.</p>
53.	<p>Clerk's Report:</p> <p>a)Police</p> <p>The Clerk started by reading out a written report from the Police, who had been unable to attend tonight's meeting. The Police reported on the following issues:</p> <p>Very few incidents as a result of Rock on Windermere, which, considering the huge influx of people, is a good result.</p> <p>There are the ongoing problems with youth disorder at Millerground, St Mary's St Martin's School and the Library Gardens. CCTV is being repaired at the Library and new CCTV installed at the school, which will help with detection . Night patrols are also being aimed at these areas.</p> <p>All licenced premises passed the last test purchase.</p> <p>Park Life was a great success.</p> <p>Early morning dog fouling patrols have been organized.</p> <p>b)The Clerk's written report was noted, with the following items added:</p> <p>Lakes Line User Group Agenda for 24 June and minutes of last meeting;</p> <p>Somme Candlelit Vigil at the War Memorial 9pm on 30 June;</p> <p>Meeting with local businesses on 29 June to discuss timetabling for highways works being led by LDNPA. Councillors are invited to attend (6pm Winander House);</p> <p>New Ticketing system for the Windermere Ferry; Cllr Saunders raised the question as to</p>

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	<p>where books of tickets could be purchased from (there are indications that there are no local outlets). The Clerk agreed to check this with CCC.</p> <p>Cumbria Partnership NHS Trust response to the Town Council's letter expressing concerns about the closure of the Kentmere Ward & News release announcing postponement of the closure;</p> <p>Thanks from the Marchesi Centre for assistance with funding for the tea-party in celebration of HM Queen's 90th Birthday (photos attached);</p> <p>Temporary highways order along U5796 Troutbeck Bridge;</p> <p>Notice of appeal by Café Italia against the order re 4 air conditioning units, satellite dish and cabling and wiring;</p> <p>Windermere Drought Permits stakedholder group meeting - minutes;</p> <p>United Utilities - copy of recent presentation slides re the new pipeline proposed for Glebe and A592 to vastly improve water quality of Windermere lake.</p>
54.	<p>Boundary Commission Electoral Review of SLDC: Draft Proposals:</p> <p>The draft response had been circulated by the Clerk prior to the meeting and is the result of research and deliberations by the temporary working group of 4 councillors. Some councillors had already provided suggested amendments, which will be made before the final version is sent.</p> <p>The response was approved unanimously and will be completed and sent by the Clerk on 28th June.</p> <p>Councillors were urged to also submit their individual responses.</p>
55.	<p>BWCCT toilets sub-committee:</p> <p>The minutes from the meeting held on 6 June 2016 were noted and Cllr Bill Smith drew members' attention to the item on Quarry Rigg, where the estimated costs of works, at £64k, is well in excess of the initial expectations, due to a number of issues concerning the site and the slope.</p> <p>Councillors had the opportunity to ask questions and the item was noted.</p>
56.	<p>CCC Consultation on the proposal to grant a Street Cafe Licence to The Pig on Crescent Rd, Windermere:</p> <p>The consultation document had been circulated to Councillors prior to the meeting and the Clerk had also established from CCC that the footway width that must legally be allowed is between 1500mm and 2000mm. Councillors asked the Clerk to respond to the consultation making the following points:</p> <p>That the Town Council accepts the need for pavement cafes and their popularity. That it is understood that this application will not exceed the 1.5 to 2m allowance that legally should be in place on the pavement. However, Town Council asks that the following issues are taken into account when granting this and all other future pavement café licences:</p> <p>That the number of covers seems excessive in such a small area and that 6 instead of 12 covers would be preferable.</p> <p>That fixed barriers are far preferable to removable ones, which tend to encroach further onto the pavement as the day/evening progresses.</p> <p>That the size of the barrier bases be kept to a minimum, so that they do not become trip</p>

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	<p>hazards in themselves. That the 1.5-2m allowance should be measured from the start of the access slope, so as to ensure there is plenty of space for wheelchairs, prams, buggies etc.</p>
57.	<p>CCC Consultation on Traffic Order for The Glebe to change to eschelon parking (part of Optimising Connectivity Scheme): Councillors had received a copy of the Traffic Order prior to the meeting and asked the Clerk to respond as follows: That the Town Council still remains to be convinced about the efficacy of the eschelon parking, but accept that it is an integral part of the Optimising Connectivity Scheme and, that, without it, the scheme would not progress. However, the Town Council asked for assurance on the length of the bays and whether they would be long enough to allow for safe access and egress from car boots for wheelchairs, prams, buggies, dogs, etc. They also sought assurance that the kerb-line would be clearly marked to ensure that cars do not mount onto the pedestrian pavement and cause a safety hazard.</p>
58.	<p>Housing Allocations consultation: The amendments to the housing allocations policy had been distributed to councilors prior to the meeting. It was agreed that the Clerk respond in favour of the amendments. Councillors also requested that consideration be given to further amendments to enable those that have lived and grown up in the area and left for University and training, not to have their continuous residence interrupted for the purposes of housing allocation, thereby assisting them to return.</p>
59.	<p>Windermere Forward It was agreed that Cllr Saunders be the Council's representative on this group and that Cllr Jewell be the substitute.</p>
60.	<p>Planning Applications: The following recommendations were made: a)7/2016/5316: Magnolia Cottage, Rose Cottage Lane, Windermere: Variation of condition 3 (local occupancy) on planning application 2011/5297 - new dwelling, to extend the larger local catchment area and the armed forces clause to be extended. NO COMMENT b)7/2016/5252: Sarnico, Ferry Nab, Windermere: Variation of conditions 2 (reduce overhang of southern roof and alteration to chimney shape) and 4 (use of blue slates instead of green) of permission 2015/5461. NO COMMENT c)7/2016/5318: 2, Phoenix Way, Windermere: 2 extra bedrooms and new bathroom to 1st floor with new roof pitch and dormer. NO COMMENT d)7/2016/5248: Windermere Rugby Club, Longlands Rd, Bowness: Proposed extension to the existing club house, including an external veranda. RECOMMEND APPROVAL AS THIS IS A SIGNIFICANT IMPROVEMENT. e)7/2016/5283: Holehird Gardens, Patterdale Road, Windermere: Replace existing powder coated glasshouse (show house) with a newer powder coated aluminium glasshouse. RECOMMEND APPROVAL AS THIS IS A SIGNIFICANT IMPROVEMENT. f)7/2016/5334: 1 Brantfield, Brantfell Road, Bowness: Proposed dormer windows (resubmission of 5052). RECOMMEND REFUSAL. THE RE-SUBMISSION DOES NOT TAKE ACCOUNT</p>

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	<p>OF THE LDNPA CONCERNS ABOUT THE BACK OF THE PROPERTY AND THE VIEW FROM BLENHEIM WHICH PROVOKED REFUSAL OF THE FIRST SUBMISSION.</p> <p>g)7/2016/5332: Brantholme, Victoria Road, Windermere: Construction of a 2 storey dwelling in the grounds of Brantholme. RECOMMEND REFUSAL ON THE GROUNDS OF OVER-DEVELOPMENT OF THE SITE AND INAPPROPRIATE FOR THE AREA.</p> <p>h)7/2016/5342: Unit 4, Royal Square, Windermere: 1 hanging sign & 6 other signs. RECOMMEND REFUSAL AS THESE SIGNS ARE IMPOSING, VISUALLY DISTRACTING AND INAPPROPRIATE FOR THE CONSERVATION AREA.</p> <p>i)7/2016/5284: The Coach House, Cleeve Howe, Carriage Drive, Windermere: Extension to lounge. Enlarge 2 existing velux and add one new velux to east elevation. Replace existing double doors to garage. NO COMMENT</p> <p>j)7/2016/5337: Birthwaite Lodge, Ambleside Road, Windermere: Construction of 2 outbuildings in a domestic garden. Outbuilding to north of site is to be a summer house, to the south of the site is to be a workshop. RECOMMEND APPROVAL. THIS IS A SIGNIFICANT IMPROVEMENT TO THE SITE.</p> <p>k)7/2016/5322: The Pig, 13 Crescent Road, Windermere: Retention of 2 existing ventilation units, each to be enclosed with close boarded timber fence 1500mm high. Bin store to side of premises with enclosed boarded timber fence 1500mm high. NO COMMENT.</p> <p>l)7/2016/5321: The Pig, 13, Crescent Road, Windermere: External seating area to front of premises for 12 covers. RECOMMEND REFUSAL - ON THE GROUNDS OF THE DETAILED COMMENTS CONTAINED IN ITEM 56 ABOVE.</p> <p>m)7/2016/5299: Calbeck Howe, Old Hall Road, Troutbeck Bridge: Replacement boat-house, sunroom/store. 7/2016/5366: Part field 6746, off Patterdale Road, Windermere: Proposed timber-clad stable for housing of livestock NO COMMENT</p> <p>n)7/2016/5368: High Lickbarrow Farm, Lickbarrow Road, Windermere: 2 year temporary change of use from residential to pre-booked visitor attraction (up to 15 people per day and 4 open days pa for local residents. RECOMMEND APPROVAL ON THE GROUNDS THAT THIS IS A GOOD INNOVATIVE SCHEME AND WILL BRING BENEFIT TO THE AREA.</p>
61.	<p>Tree Applications: These were noted.</p>
62.	<p>Planning Decisions: Members noted the planning decisions as listed on the agenda, approved by the LDNPA.</p>
63..	<p>Dates of Next Meetings: Wednesday 13th July 2016: Full Council Wednesday 27th July 2016: Full Council (lighter agenda)</p>
	<p>The meeting closed at 9.10pm.</p>

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