



WINDERMERE TOWN COUNCIL

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

Minutes of the Meeting

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

Minute No	
	<p>Present: Cllr LeithHallatsch (in the chair), Mr J Saunders, Mr W F Smith, Mr P Jewell, Ms K Atkinson, Mrs J Borer, Mrs C Hallatsch, Mr I Telford, Mr A Legge, Ms G Nicholson, Mr R McMillan, Mr A Winrow, Sue Bloy, Ms Kathleen Atkinson, Mrs Lisa Greasley, Mrs Sandra Lilley. Also: Julie Wright (Town Clerk), District Cllr David Williams and 4 members of the public. The meeting opened at 7.00pm.</p>
113.	<p>Apologies and absence: Apologies: Cllr Mike Stafford, District Councillors Dyan Jones & Ben Berry.</p>
114.	<p>Minutes: It was resolved that the minutes of the Council meeting held on 10th August 2016 be signed as a true and accurate record, with one small amendment made by hand to the attendance minute (double entry).</p>
115.	<p>Declarations of Interest: Cllr Sue Bloy in items 13 (f) and (i), due to her partner being the architect on both applications. Cllr Ian Telford in item 13 (e) due to friendship with the objectors. Both Councillors remained in the chamber during the debate and did not participate in discussion (unless asked) and did not vote on the motions.</p>
116.	<p>Requests for Dispensations: NONE</p>
117.	<p>Public Input: Mr Tony Hanley wished to speak in objection to the re-submission of the planning application no 5520, Brantholme, Victoria Road, Windermere. He had circulated his letter to the LDNPA prior to the meeting and made the following points: The re-submission is not significantly different from the previous application and therefore the same objections still apply. The building is over-bearing and the balcony design will overlook the home of Mr Hanley, removing privacy and light. The siting of the development, on the pavement line of the street, will remove green space and potentially set a precedent for the removal of mature gardens. The building is too large for the site and has not been reduced in scale from the first submission. It is over-development and the Town Council is asked to consider once again recommending rejection to the LDNPA.</p> <p>Mr Gary Jeffrey also spoke in objection to the above re-submission and had circulated his letter to the LDNPA prior to the meeting. He made the following points: The lack of respect for the current street pattern, in which houses are set back, allowing for green space and visual amenity, which will be removed. The visual impact is one of over-dominance - the ridge height has been lowered by only 500mm. The upper floor is set back, but the lower floor is sited directly on the pavement line. The site is too small for this proposal and amounts to over-development. The house has not</p>

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	<p>been reduced in size since the first submission and has, in fact, a 20m² larger footprint. Great concern is felt that, if approved, an infill development of this type will set a precedent and lead to the loss of green space, trees and the pleasant environment which currently exists.</p> <p>There are also concerns over highway safety, due to reduced visibility from the location and the size of the proposed house.</p> <p>Councillors asked a small number of questions of clarification and the Mayor thanked the residents for their time and contributions.</p>
118.	<p>Mayor & Member Announcements:</p> <p>Very little to report at this quiet time of year. Cllr Greasley had attended the Art Society exhibition which was extremely good. Cllr Legge and others had visited High Lickbarrow farm, at the invite of the National Trust, on Sunday 21st August. This was a very interesting and enjoyable occasion and other councilors should take any further opportunities to visit.</p>
119.	<p>District & County Councillors' reports:</p> <p>Cllr Williams had nothing to report.</p>
120.	<p>Clerk's Report:</p> <p>The Clerk gave a verbal update and covered the following issues:</p> <p>Broadband had been installed in the Council Chamber and office that day and should be live for the next meeting;</p> <p>Letters had been sent to the National Trust (Millerground litter) and the Police & Crime Commissioner (Police staffing levels) - no replies yet received.</p> <p>Two local contractors have been shortlisted for the Ellerthwaite Square project and letters sent asking for final quotations by mid September, at which point, the Council will be asked to approve the final appointment. The Clerk has applied for grant funding to SLDC and will also approach CCC.</p> <p>Under the Workplace Pensions regulations, the Town Council will need to put a pension scheme in place. The Clerk is researching the options and will present these to Policy & Finance in the Autumn. The staging date is February 2017.</p> <p>Windermere in Bloom invites have been prepared and printed and are ready for distribution prior the ceremony on 22nd September. The event has been advertised in Windermere Now and the Hub.</p> <p>A very nice thank-you letter from Friends of the 597, for the grant payment made recently. A really interesting visit to High Lickbarrow Farm on Sunday 21st.</p>
121.	<p>Longlands Road, Bowness:</p> <p>Cllr Saunders gave Members a verbal update on an approach from SLDC about future management of this land by Windermere Town Council. There are a number of long-running issues with the land including the desire for the Bowling Club to have security of tenure and the trust in which the land is held, which limits the uses to which it can be put.</p> <p>At present, the proposal is in outline only and there are no further details, but the overall aim would be to bring the whole of the land under Town Council control and management, with the Bowling Club leasing from the Town Council. The playground is in a sorry state and there is a possibility that SLDC would re-furbish the playground before transfer. Cllrs asked a</p>

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	<p>number of questions and made observations, including, the extent of the site, the need to establish with clarity what covenants exist (Cllr Williams agreed to make enquiries), the need to be clear about the on-going revenue costs of managing the land and any impact on Town Council finances.</p> <p>All councillors voted in favour of continuing discussions with SLDC, with the Mayor, Cllr Saunders and Clerk involved, with reports back to Town Council as and when necessary.</p>
122.	<p>Accounts 2015/16: Councillors noted the conclusion of the Audit and the report from the External Auditor (BDO), which highlighted no matters for the consideration of the Council. Councillors thanked the Clerk.</p>
123.	<p>Finance: The payments as listed on the agenda were approved.</p>
124.	<p>Langstone House: The Deputy Mayor, Cllr Greasley, proposed that a sign be commissioned that denotes Langstone House and Windermere Town Council on the front of the property, raising profile. There was a brief discussion as to the type of sign and the positioning. It was agreed that the Clerk will look into options for an improvement of the notice board, with a Town Council/Langstone House header and report back to Council when costs and design are available.</p> <p>The issue of the sign led to questions about the progress on establishing the future of Langstone House and the Clerk agreed to circulate the draft business plan that had been prepared for SLDC to Cllr Bloy.</p>
125.	<p>Planning Applications: The following recommendations were made:</p> <p>a) 7/2016/5512: 1 Ferry View, Bowness: Extension to ground floor extension and construction of 1st floor extension above. NO OBJECTION</p> <p>b) 7/2016/5517: Giotto Pizzeria Ristorante, Jester Court, Birch Street, Windermere: New steps, re-positioned sun canopy, new external wall and fence dividing terrace from adjacent entrance to flats, external door replaced by window. RECOMMEND FOR APPROVAL AS THIS IS A SIGNIFICANT IMPROVEMENT TO A TIRED LOOKING BUILDING.</p> <p>c) 7/2016/5519: The Hollies, Hazel Street, Windermere: Detached dormer bungalow RECOMMEND FOR APPROVAL AS THIS IS A GOOD ENHANCEMENT TO THE AREA.</p> <p>e) 7/2016/5520: Brantholme, Victoria Rd, Windermere: Resubmission of no 5332 - construction of 2 storey dwelling in the grounds of Brantholme. RECOMMEND FOR REFUSAL ON SAME GROUNDS AS PREVIOUSLY - OVER-DEVELOPMENT DUE TO SIZE AND SITING ON THE PAVEMENT LINE IN A STREET OF SET BACK HOUSES, OVER-BEARING ON SURROUNDING PROPERTIES DUE TO SIZE AND POSITIONING.</p> <p>f) 7/2016/5524: Highfield, Rayrigg Road, Windermere: New 5 bedroom dwelling and new vehicular entrance. RECOMMEND FOR APPROVAL AS THIS IS WELL DESIGNED AND IN KEEPING WITH THE SURROUNDING AREA.</p> <p>g) 7/2016/5525: Swingletrees, Storrs Park, Bowness: Proposed rear conservatory on existing balcony. Proposed side conservatory. Proposed glass canopy over entrance. NO</p>

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	<p>OBJECTION.</p> <p>h)7/2016/5441: Lake View (Plot 2), South of Grey Gables, Storrs Park, Windermere: Re-instatement of flood damaged jetty with small addition to allow for door maintenance. NO OBJECTION</p> <p>i)7/2016/5506: 7 Biskey Howe Park, Windermere: New detached double garage.NO OBJECTION.</p> <p>j)7/2016/5467: Sun Hotel, Troutbeck Bridge: Re-surface existing hardcore/rubble car park with new porous tarmac finish. Provide new car park floor lighting on 3 new posts. Provide new external seating area to the left hand side of the car park entrance on the existing raised shale surfaced area, by forming an opening through an existing dry-stone wall and providing steps up to the raised level with new turfed surface finish. Proposed bin store.RECOMMEND FOR APPROVAL AS THIS IS A GOOD IMPROVEMENT TO THE CAR PARK. NB APPLICANTS WILL NEED TO LIAISE WITH THE ENVIRONMENT AGENCY ON SCHEDULING AS THEY ARE DUE TO START WORK TO THE TROUTBECK BRIDGE CULVERT, WHICH MAY RUN THROUGH THE DEVELOPMENT. ALSO IT IS UNDERSTOOD THAT WINDERMERE SCHOOL HAVE A HISTORIC INTEREST IN THE PROPERTY AND SHOULD BE CONSULTED.</p>
126.	<p>Tree Application:</p> <p>Recommend a tree preservation order is considered unless the tree is diseased. Otherwise, this is a good English tree.</p>
127.	<p>Planning Decisions:</p> <p>The decisions of the Lake District National Park, as itemized on the agenda, were noted.</p>
128.	<p>Dates of Next Meetings:</p> <p>Wednesday 14th September 2016: Full Council</p> <p>Wednesday 28th September 2016: Full Council (nb planning training session with National Park due to commence at 5pm).</p> <p>Wednesday 12th October 2016: Full Council</p>
	<p>The meeting closed at 8.05pm</p>

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