



WINDERMERE TOWN COUNCIL

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

Minutes of the Meeting

26th July 2017 at 7.00pm, The Council Chamber, Broad Street, Windermere

Minute No	
	<p>Present: Mayor L Hallatsch (in the Chair), Cllrs Mr J Saunders (Deputy Mayor), Mrs L Greasley, Ms G Nicholson, Ms S Lilley, Mrs C Hallatsch, Ms Magda Khan, Mr Ross McMillan, Mrs JS Borer, Ms K Atkinson, Mr I Telford, Mr Peter Jewell. Also: Mrs Julie Hartley (Town Clerk), Dyan Jones, SLDC Councillor, Stephen Lewis, Windermere Motor Boat Racing Club and 10 members of the public. The meeting opened at 7.00pm.</p>
63.	<p>Apologies and absence: Apologies: Cllrs Mr Adrian Legge, Ms Sue Bloy, Mr Mike Stafford. District & County Cllrs Andrew Jarvis, David Williams, Ben Berry & PCSO Sarah Blacow.</p>
64.	<p>Minutes: It was resolved that the minutes of the Council meeting held on 12th July 2017 be signed as a true and accurate record.</p>
65.	<p>Declarations of Interest: Cllr Ian Telford in planning item 2017/5645 due to friendship with objectors. Cllr Ross Nicholson in planning items 2017/5437 & 2017/5461, due to work relations.</p>
66.	<p>Requests for Dispensations: NONE</p>
67.	<p>Police Update: PCSO Sarah Blacow had to send apologies, as she was called away to an incident in Ulverston. There was no update or questions from Councillors.</p>
68.	<p>Public Input: <u>Mr Stephen Lewis</u> of the Windermere Motor Boat Racing Club addressed the Council about the exemption request on the agenda, to allow 2 further days motor boat racing on Windermere lake in 2018, on 24th March and 12th May, taking the total to 4. The WMBRC has planned the events to be well spaced during the year and to avoid busy periods on the lake. Every effort is made to limit the impact of the racing on other lake users and the public. Mr Lewis drew attention to the historic credentials of the club and asked Town Council to support this application. <u>Mr Tony Hanley</u> wished to register his concerns about the re-submission of planning item 7/2017/5465: Brantholme, Victoria Road, Windermere. He has addressed the Town Council on three previous occasions about the application, which has been refused twice previously on the grounds of site dominance and harm to the character and appearance of the area. There is little change to this situation in the new plans, which do not address the fundamental concerns that have already been voiced. Mr Hanley also raised concerns and doubts about parts of the re-submission, including the garden survey and the assumption that there is acknowledgement of this site as a development site. <u>Mr Gary Jeffrey</u> also wished to speak about the Brantholme planning item and made the following additional points on behalf of a number of neighbours. The re-design does not</p>

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	<p>address the substantial grounds of previous refusals by the LDNPA, namely, the design, the size and the relationship to the environment. Indeed, some of the changes have resulted in the re-application causing more problems than have been solved. The replacement of the front single storey extension with a 2 storey extension sited further back has exacerbated the privacy issues that have already been noted. The addition of stone finishes has made the development slightly wider and higher. This proposed development still encroaches onto the clear building line of the street, is overbearing and impacts detrimentally on the privacy of neighbours. Town Council are asked to recommend refusal of this application to the LDNPA.</p> <p><u>Mr Matthew Bland</u> addressed the Council, on behalf of neighbours, who have signed a petition, with concerns and opposition to planning item: 7/2017/5467: J Brownell & Son Ltd, Upper Oak Street, Windermere. The original application was withdrawn and this is a re-application, but with very little changes to the original. Neighbours are deeply concerned about the access footpath shown on the plan, which they state doesn't exist. There is no public right of way at this point. The residents of the cul-de-sac are responsible for upkeep. The private footpath leads into a parking space which is in constant use for a disabled resident, so will not work in any way as an access point to the new properties. There is already considerable congestion around the site and it is too tight for this size of development. Photographs were distributed to show the impact of localised flooding, which the over-development of the site would only exacerbate. Finally, it was suggested that there are ownership issues with the boundary wall which it is proposed to remove and it is a historic asset in the conservation area.</p> <p><u>Mrs Barbara Smith</u> also addressed the Council about 2017/5467 above, being a resident in a property that will be significantly affected. She underlined the issues raised above about parking and access and added that the size of the development (3 storeys in a 2 storey development) will be over-bearing and un-neighbourly. The proposals will lead to over-development and are intrusive, even more so if the boundary wall is removed. Amenities for neighbours will be severely curtailed as indoor and outdoor privacy is removed. This was supported by two residents of the live/work unit, who have deep concerns about the impact of the development on access to their workshop and therefore their business and livelihood. They made the final points that the turning circle proposed is too tight, that there is also impact on the privacy of Quarry Cottages, who will be over-looked and that the proposed buildings have no design value, especially in relation to environmental measures. Councillors asked questions relating to communication of these concerns to the LDNPA and the exact siting of the access path.</p> <p>The Mayor thanked all the public speakers and moved on to the rest of the agenda.</p>
69.	<p>Mayor & Member Announcements:</p> <p><u>Cllr Sandra Lilley:</u> Had taken part in another train survey on the previous Saturday. There is clear evidence of the need for more carriages on the Lakes Line at these busy times and it is also clear that guards are needed. There is a lot of anger and despondency about the decision not to electrify this line. The Ellerthwaite Square planting looks gorgeous. Thanks to all involved. Cllr Lilley agreed to look into the ownership and responsibility for repairs to the train station entrance. There had been a very good meeting of the friends of the 597 bus.</p>

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	<p><u>Cllr Lisa Greasley</u>: reported that the tree works have been completed in Baddeley Clock gardens and shrubs removed that have encroached on the toilet block, which is good news.</p> <p><u>Cllr Borer</u>: Had attended, with Cllrs Saunders and Khan, the meeting of the Integrated Health group at the Marchesi centre. There were about a dozen people there representing a number of organisations, who are keen to work together to take a community approach for helping the elderly. Magda Khan had volunteered to represent the Town Council on this group going forward and this was agreed. The Town Council have volunteered to act as steward for the grant income and spending on this account.</p> <p><u>Cllr Saunders</u>: Highlighted that the Friends of the 597 may be able to benefit from the funds set aside for Integrated care (referred to above). Had not managed to attend the South Lakeland CCC Highways committee, but had received a report. CCC are under the impression that there is general satisfaction with parking enforcement and this may be misleading. The Town Council should follow this up as part of the car parking work being carried out by the Car Parks Advisory Group. There were some early proposals to devolve traffic regulations orders to officer decisions, rather than Members, which could be problematical and Town Council should look to respond to any further consultation on this. Also attended the latest meeting of the Bowness & Windermere Forward group. Attendance has improved and there seems to be a rising momentum with this group which it is hoped will continue. Cllr Saunders also gave praise for the planting at Ellerthwaite Square.</p> <p><u>Mayor Hallatsch</u>: Had attended a photo shoot for launching the dog poo bag dispenser scheme, a partnership between the Town Council, Cumbria Police and Oakhill Veterinary Practice. This was all very positive and will lead to 9 dispensers being erected in our area.</p> <p>The Mayor <u>adjourned</u> the Council meeting (at 7.45pm) to deal with an outburst by Cllr Peter Jewell, which related to personal issues and had nothing to do with the business on the Council agenda. Cllr Jewell was asked to leave the meeting and, after first refusing, eventually left the building. The Mayor <u>reconvened</u> the meeting at 7.55pm and proceeded with business.</p>
70.	<p>District & County Councillors' reports:</p> <p>None present (Cllr Jones had left at 7.45pm) but Cllr Andrew Jarvis had passed information to the Clerk to brief Councillors on the new signage outside Poppi Red. Town Council objected to the planning application originally, which they felt was gaudy and out of keeping with the area. The LDNPA approved the change of use for the property, but made it clear that the signage and lighting would need separate approval. It would appear that this approval has not been applied for and, after being contacted by Cllr Jarvis, the LDNPA have agreed to investigate this as a possible breach of planning regulations. Cllr Jarvis will keep Council up to date with progress.</p>
71.	<p>Clerk's Report:</p> <p>The Clerk updated Councillors verbally on the following correspondence and projects: Councillors have been invited to view the upgraded Information Centre and Mountain Goat on Victoria Street and discuss ideas to put Windermere on the map as the best place to visit in</p>

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	<p>the Lake District. The date chosen is 23rd August at 4.30pm. Lakes Line Summer Bulletin has been received and is on the Council's website. A date to celebrate the fabulous work done at Ellerthwaite Square and official opening by the Mayor is suggested as Thursday 3rd August at 4.30pm. There will be fizz and nibbles on the island. It is hoped as many councillors will attend as possible. SLDC are consulting on the new Public Space Protection Order, following on from the Clean Streets consultation in 2012 and are keen to hear the views of councillors and residents on issues of street cleanliness, including dog control. There is an online survey and also public meetings taking place in Queen's Park (17 August at 11am to 1pm), The Glebe (17 August 3pm to 5pm). The results of the consultation will be taken to SLDC to decide on the content of a new PSPO in November 2017. A draft plan for the work of Bowness & Windermere Forward has been received and circulated to councillors and views are sought. Dog poo bag dispensers will be erected in 9 key locations (list was provided) over the first two weeks in August. This is a Town Council/Cumbria Police/Oakhill vets partnership initiative and it is hoped that locals, visitors and councillors will support. An email had been received from the Bowness & Windermere Community Care Trust to notify the Council about the temporary closure for 3 days of the toilets at Bowness Bay, in order to allow essential decoration work to take place. Finally, the Highways Authority have asked for Town Council views on the possible need to remove the Horse Chestnut tree on the mini roundabout at the bottom of Crag Brow, Bowness, after two large branches fell down on 18th July, late at night, resulting in danger to the public and road closure. This follows on from a previous life threatening incident in August 2014. The Clerk was instructed to respond and make the following points: The Town Council is very worried about the safety of the tree and its potential threat to life. This must be the key concern. However, the County Council should strive to look at alternatives to felling the tree and, if possible, obtain an independent health check of the tree. The tree should only be felled if this is the only reasonable course of action, within the balance of risk to the public. If the decision is taken to fell, a replacement should be made.</p>
72.	<p>Windermere Motor Boat Racing Club: Councillors were asked their views on the speed exemption applications from the WMBRC to hold two further events on the lake in 2018, on 24th March and 12th May. The Council was supportive of the application. They asked that the Club look at ways of improving the parking on the main road at Broad Leys. This was extremely busy and packed last year and needs better control. Town Council recommended approval of the application and are in favour of the additional events. The Clerk was asked to pass these views to Cumbria County Council and the WMBRC.</p>
73.	<p>Planning Applications: The following recommendations were agreed: a)7/2017/5419: Storrsthaite, Storrs Park, Bowness: Erection of porch extension and excavation of external steps to basement. RECOMMEND APPROVAL.IMPROVEMENT. b)7/2017/5434:Broadgate, Storrs Park.: Extensions and alterations to existing dwelling</p>

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	<p>without compliance with conditions previously attached to planning permission. Amendment to condition 2 to allow fenestration changes, flat lead roof to ensuite extension, relocate carer's accommodation to north of building, conservatory to north west corner, roughcast render to south elevation in lieu of slate hanging. NO OBJECTIONS.</p> <p>c)7/2017/5437:1a, Annisgarth Close, Windermere: Erection of two storey 1 bed dwelling. RECOMMEND REJECTION ON THE GROUNDS THAT THIS PROPOSED DEVELOPMENT IS OVER-BEARING, OUT OF KEEPING WITH THE LOCAL AREA AND USES MATERIALS THAT ARE INAPPROPRIATE AND INSENSITIVE TO THE VERNACULAR.</p> <p>d)7/2017/5447: Mereside, Ferry Nab, Windermere: Relocation and upgrade of existing changing facilities, workshop and office. Enlargement of apartment and facilities and apartment made accessible for all. Repairs to existing balconies (asphalting). RECOMMEND APPROVAL. SIMPLE IMPROVEMENT.</p> <p>e)7/2017/5448: Mereside, Ferry Nab, Windermere: Change of use from a redundant holiday let office within an existing holiday complex to an all access studio apartment. RECOMMEND APPROVAL. SIMPLE IMPROVEMENT.</p> <p>f)7/2017/5457: Old Fallbarrow & Old Fallbarrow Cottage, Fallbarrow Road, Windermere: Erection of a new garage and the removal of an existing garden wall. RECOMMEND REJECTION. THE GARAGE IS AN ACCEPTABLE IMPROVEMENT IN ITSELF, BUT THE PROPOSAL TO REMOVE THE BOUNDARY WALL IS PROBLEMATIC, BEING A PIECE OF LOCAL HERITAGE AND WORTHY OF RETENTION. A SITE VISIT IS RECOMMENDED.</p> <p>g)7/2017/5465: Brantholme, Victoria Road, Windermere: Construction of a 2 storey detached dwelling (re-submission of application 7/2016/5847). RECOMMEND REJECTION ON THE SAME GROUNDS AS PREVIOUSLY (DEVELOPMENT IS OVER-BEARING, UN-NEIGHBOURLY AND UNSYMPATHETIC TO LOCAL AREA). THE CHANGES THAT HAVE BEEN MADE ARE MINIMAL AND DO NOT ADDRESS THE UNDERLYING CONCERNS THAT HAVE BEEN EXPRESSED PREVIOUSLY.</p> <p>h)7/2017/5467: J Brownell & Son Ltd, Upper Oak Street, Windermere: Demolition of part of an existing building. Two new houses for local occupancy (re-submission of application 7/2016/5785). RECOMMEND REJECTION ON THE GROUNDS THAT THIS IS OVER-DEVELOPMENT OF A VERY TIGHT INFILL SITE. ACCESS PROPOSALS ARE NOT CONVINCING AND APPEAR TO UTILISE A PRIVATE (not public) RIGHT OF WAY. THE AMENITY NEEDS OF NEIGHBOURHOODS ARE NOT CONSIDERED ADEQUATELY, LIMITING RIGHTS TO PRIVACY AND LIGHT (3 STOREY DEVELOPMENT IN 2 STOREY AREA). RECOMMEND A SITE VISIT.</p> <p>i)7/2017/5461: Parrock Cross, Cleabarrow: New garden store. RECOMMEND APPROVAL.</p>
74.	<p>The following tree works application was noted. T/2017/0102: 11a, Church Street, Windermere: Fir tree - cutting back or felling.</p>
75.	<p>Dates of Next Meetings: Wednesday 9th August: Full Council Wednesday 23rd August: Full Council (lighter agenda) Wednesday 20th September: Full Council</p>
	<p>The meeting closed at 8.35pm.</p>

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