

LAKES PARISH COUNCIL

Minutes of the Meeting held on 5th June 2019 in the Council Chamber, First Floor, Ambleside Library at 6pm

PRESENT: Cllrs Mrs L Waterhouse (In the Chair), B. Hewitt, Mrs J. Birkett, W. Clark, Mrs E Footit, L. Johnson, N.C. Martin, Mrs V. Rees, C. Shepherd, Mrs A. Sowerbutts, P.A.Thompson, P.Truelove and Mrs D. Wood

APOLOGIES: Cllrs Mrs G. Hodgkinson, P. Simpson. District Cllr M. Lamb, The Police.

ALSO: M. A. Johnson, District Cllr Vicky Hughes, Peter Winter, 1 member of the public and Jane Renouf

19 MINUTES

The Minutes of the Annual General Meeting held on 15th May in the Council Chamber, Ambleside Library were approved as a correct record.

20. DECLARATIONS OF INTEREST/DISPENSATIONS

- ◆ The Chairman declared an interest in all Planning Applications
- ◆ Cllr Martin declared an interest in Finance (orders for payment) and a personal and prejudicial interest in Planning Application 7/2019/5291.
- ◆ Cllr Thompson declared an interest in Finance (orders for payment)
- ◆ There were no other declarations of interest or requests for dispensations

21. ITEMS OF INFORMATION FROM MINUTE 19

None

22. POLICE REPORT

- No report received

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23. REPORTS

1. There were no reports

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24. FINANCE

- i. RESOLVED - Cllr Thompson moved the Minutes of the Finance/Outside Projects sub-committee held on June 3rd that included Orders for payment together with additional invoices since the Meeting in the sum of £22911.76. The bank statement was circulated showing the current account balance - AGREED.
- ii. Members AGREED the recommendations contained within the Minutes of June 3rd. These recommendations included agreement to allocate £50k from Reserves towards the improvement of the Rothay Park toilet block or a new bespoke block, to

include a refreshment counter, to be operated by a contractor or franchisee provided this is match funded by SLDC.

- iii. Members also agreed to the appointment of a Parish Steward and referred this back to the Finance Committee to consider terms of reference, payment and hours of work.

The Chairman Adjourned the Meeting to allow the public to speak. Peter Winter spoke on two planning applications to be considered later in the agenda. One member of the public spoke on Greenbank/Castlefield residents matters including £75k raised for the new play area. There are still problems with the access only regulation where some cars are ignoring the enforcement signs. The Meeting was RECONVENED.

25. PLANS FOR CONSIDERATION - Councillor Hewitt IN THE CHAIR

1. 7/2019/5199 Beck Island, Stock Lane, Grasmere

Two storey rear extension with glazed canopy. Carport to side elevation - No Objection

2. 7/2019/5282 Little Barn, Under Loughrigg, Ambleside

Build small external chimney pot to roof elevation - No Objection

3. 7/2019/5283/4 Rothay Manor Hotel, Rothay Road, Ambleside

Development: 1 - Construction of a new hotel entrance off of Borrans Rd (A593) and new car parking facility to the North of the site. 2 - Demolition of existing bungalow 'Heslaker' and replacement new build hotel bedroom and spa facility building, providing a net gain of 6 new bedrooms. 3 - Removal/ alteration of the existing 'conservatory' extension to the main hotel building. 4 - Landscaping to the North of the site and to the front of the hotel, including tree planting. - No Objection provided Highways are consulted and in favour of the new entrance on to Borrans Road.
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4. 7/2019/5293 Smallwood House Hotel, Compston Road, Ambleside

Amend condition 7/2016/5672 to allow basement flat to be unfettered by any local occupancy restriction. - No Comment

5. 7/2019/5290 Rydal Farm, Rydal Road, Ambleside

Construction of new agricultural shed. - Refusal on the grounds of visual impact on a highly sensitive area. This is a big shed in precast concrete about 35m long in the Rydal Valley, a highly sensitive area of Great Landscape Value. The materials proposed for the construction are inappropriate and require more acceptable material in such a sensitive area.

6. 7/2019/5291 Garth Close, Birch Road, Ambleside

Demolish existing above ground structure, retaining the basement and foundations and redevelopment of the site to provide a 2 storey dwelling above existing basement with a 'room in roof' first floor. This includes a minor excavation of the basement crawl space for more head room for stairs; a small extension of the East façade for a utility, storage and boot room;

landscaping of the front garden as well as gradient reduction of driveway slope for extra parking space.

- Approval

7. 7/2019/5302 Busk House, Blue Hill Road, Ambleside
Erection of timber garden shed. - No Objections

8. 7/2019/5315 4 Holbeck Close, Windermere
Proposed removal of roof and addition of new storey proposed 3 storey extension and alterations. - No Comment

9. 7/2019/5316 Seathwaite Rayne, Seathwaite Lane, Ambleside
Front porch and bedroom extension (reapplication of withdrawn 7/2019/5030)
- No Objection

10. 7/2019/5317 2 Cote How Cottages, Rydal
Replace septic tank with packaged treatment plant - No Objection

11. 7/2019/5321 Lothlorien, Lower Gale, Ambleside
Demolition of existing dwelling and construction of new replacement dwelling – resubmission of 7/2018/5606 – Refusal on the grounds previously stated. There is little significant change from the original application which was out of keeping for that specific area.- Refusal on the grounds that the proposed replacement dwelling is out of character from the existing adjacent properties that were all built at the same time. The new proposed building will stick out like a sore thumb and is of an inappropriate design for this specific area.

Councillor Mrs Waterhouse – IN THE CHAIR

26. MATTERS OF INFORMATION

- A. From the Chairman - The Chairman reported on Elterwater matters and said that the car park charging machines had still not been removed and enforcement action is being implemented.
- B. From the Clerk - Windermere Agenda and Minutes May Agenda June; Coniston Agenda and Minutes May.
- C. From Members – Cllr Mrs Birkett asked for Members views on a proposed car park at Chapel Stile. If required this will be placed on a future agenda. Cllr Truelove reiterated his concern about the lack of a contingency plan for closure of the A591 in the event of an accident and referred to issues in the Parish when there had been a recent closure of the A592. Cllr Truelove also spoke on the soundness of the LDNPA Local Plan and quoted the Friends of the Lake District response. Cllr Thompson said that hanging baskets and tubs were now in place in Ambleside. Cllr Mrs Sowerbutts complained about lorries in Millans Park causing road damage and the Cllr Clark said he would take this up. She also highlighted excessive cigarette butts outside a local pub and the pavement at Church Street. Cllr Hewitt had reported a garage on Wansfell /Birch Road that had a caravan in it where it appeared someone was sleeping in the caravan. LDNPA will look into this.

D. From District Councillors – Cllr Mrs Hughes reported on issues raised that included the loose setts on the King Street car park and the number of empty homes in the Parish that she is working with the Empty Teams Home to deal with.

E. From County Councillor – Cllr Clark reported on issues raised including a sign at Chapel Stile that had been replaced and the damage caused at Waterhead where there is a dispute about responsibility. He was asked to raise the condition of the Bronwen Nixon Bridge that needs some treatment.

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27 MEETING PROCEDURES

Cllr Thompson raised issues around the Chairmanship of the full Council and the Plans Meeting of the Council. The Clerk explained that according to Arnold-Baker, the Council legal book, if the Chairman is present at any Meeting then he or she MUST Chair that Meeting. There is no leeway. The only exception is if the Chairman declares an interest in which case the Vice Chairman will take the Chair. If the Vice Chairman is not present, then a member, elected from the body of the Meeting will take the Chair.

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28. TREE WORKS

T2019/0075 – The Rectory, Grasmere – Complete works as stated in the application

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29. Planning decisions - Approvals

7/2018/5735 – Edge of the World, Red Lion Square Grasmere – Proposed signage

7/2018/5777 – The Rectory, Grasmere – replacement of septic tank

7/2019/5101 – Crag House, Grasmere – new kitchen and pantry. Demolish car port etc

7/2019/5122 – Cragside, Elterwater – replacement dwelling and outbuilding

7/2019/5144 – Greycotes, Belle Vue Lane Ambleside – extensions and alterations

7/2019/5149 – 16 Fir Garth, Chapel Stile – timber clad shed (retrospective)

7/2019/5162 – Brockhole – vary condition on planning application

7/2017/5610

7/2019/5202 – 1 Holbeck Close Windermere – erect garden room in front garden.

7/2019/5208 – St Oswalds Church, Grasmere – repair/refurbishment of car park

7/2019/5235 – Brantfell House Rothay Road Ambleside – replace kitchen roof

The Meeting closed at 7.05pm