

## LAKES PARISH COUNCIL

Minutes of the Hybrid Meeting held on 14<sup>th</sup> December 2020 in the Council Meeting Room in Ambleside Library at 6pm

PRESENT: Cllr L Waterhouse (In the Chair), B. Hewitt, Mrs E. Footit  
L. Johnson, Mrs J. Birkett, P. Thompson (all in person),  
W. Clark, Mrs G. Hodkinson, N.C. Martin, P. Martyn,  
C. Shepherd, P. Truelove and P. Wileman (all in virtual reality).

IN ATTENDANCE: Cllr Mrs Vicky Hughes, Cllr Malcolm Lamb (South Lakeland District Councillors)  
(in reality)

APOLOGIES: Cllr Mrs V Rees, Cllr Pip Simpson.

ALSO: M A. Johnson, Jane Renouf (in person) and 6 members of the public in virtual reality.

### 26 APPROVAL OF MINUTES

The minutes of the Council meeting held on 28<sup>th</sup> September 2020 were approved by all Members of the Council apart from an objection from Cllr Wileman who did not agree Minute number 24 and asked that his objection be recorded.

### 27 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

Cllr Mrs Waterhouse declared an interest in all Planning and Minute number 33 relating to Waterhead Marine. Cllr Martin declared an interest in Orders for Payment. There were no other declarations of interest or requests for dispensations.

### 28 MATTERS OF INFORMATION FROM AGENDA ITEM NUMBER 26

None

### 29. REPORT OF MEETINGS

- a. The Chairman and Vice Chairman reported on a meeting with Cumbria Police relating to the aborted CCTV project for Ambleside – RESOLVED That the Council agree to look again at this project subject to costings and the Clerk seeking some funding from the business community towards this project. The Clerk will report back and that the Minute relating to this be rescinded at a future meeting.
- b. The Clerk reported on a meeting with South Lakeland District Council to discuss the replacement or refurbishment of the toilet block in Rothay Park. SLDC recognised that the estimates provided for the replacement of the block were far in excess of the funding available. They will look again at a scheme to refurbish the existing block. The Clerk also reported on a meeting with Healthmatic Head of Sales who will submit a quotation for a bespoke replacement toilet block fully installed. He will also provide quotations for installation of contactless machines at Low Fold, White Platts and Rothay Park. The Clerk will bring this to a future meeting once more information is to hand.
- c. Cllr Wileman reported that he had attended two CALC training courses on Planning. There were no other reports.

### 30. FINANCE

- a. RESOLVED – To agree the Minutes of the Finance Committee held on Monday 7<sup>th</sup> December 2020.
- b. RESOLVED – To agree the Budget for 2021/2022 and increase the Precept by 1% to £98980.

- c. RESOLVED – To agree the 49 Orders for Payment for December in the sum of £25831.28 and to confirm the Orders for Payment circulated by email and approved for October and November 2020.
- d. RESOLVED – To agree the Audit Closure for 2019/2020 and note the comments from the External Auditor regarding the advertising of the Audit in 2021.
- e. RESOLVED - To receive the letter previously circulated from Rydal Village Society and agree to support in principle. Any applications for funding towards specific projects will be considered by Council.

THE CHAIRMAN ADJOURNED THE MEETING FOR THE PUBLIC TO SPEAK.

Four people spoke on Little Langdale traffic issues.

The Meeting was RECONVENED

Cllr Hewitt IN THE CHAIR

### 31. PLANS FOR CONSIDERATION

1. 7/2020/5610 Netherbeck, 10 Millans Park, Ambleside  
Use of terraced property as holiday let and addition of rear facing dormer and enlargement of front dormer - Refusal of the change of use to a holiday let from a house of multiple occupation on the grounds that this would be a loss of important accommodation for the community and this should be resisted. There are already numerous holiday lets in the village and surrounding area. No objections to the dormer improvements.
2. 7/2020/5685 Harry Place Farm, Great Langdale  
Proposal for farm diversification (3 sites) – 5 shepherd huts/pods (resubmission of 7/2020/5244) – Refusal on environmental grounds with its impact on the fellside adjacent to the application site. There is an extremely difficult entry into the site farmyard which is also shared with neighbours and in these circumstances this is an unneighbourly development. If approved it will set a precedent in this area of great landscape value that will undoubtedly lead to a series of similar applications from farms in the area.
3. 7/2020/5741 Edgecroft, Gale Rigg, Ambleside  
Replacement detached garage (revised proposals 7/2020/5189) – No Objection
4. 7/2020/5743 The Swan Hotel, Keswick Road, Grasmere  
Change of use of land/construction of new car park in association with Swan – Refusal on the grounds that this proposal is in contravention of LDNPA Local Plan policy 22 in relation to additional public parking. What is proposed is substantial and is for a new car park for 53 cars in open countryside in the field to the north side of the Swan Hotel. The hotel has currently 49 rooms with another 8 being sought. The existing hotel car park is shown as having space for 77 cars in a 2010 planning application. Concern is also expressed at the additional lighting required. The Council therefore question the purpose of the additional parking. There is no answer in the Application. On this basis Refusal of the application is recommended.

5. 7/2020/5750 Rothay Manor Hotel, Rothay Road, Ambleside
1. Construction of a new hotel entrance off Borrans Road (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 without compliance with Condition 2 imposed of permission 7/2019/5283 namely alterations to the design of the new building with a reduction in its size and removal of the spa element; and alterations to the size and design of the extension to the main building.

No Objections to this application

6. 7/2020/5751 Rothay Manor Hotel, Rothay Road Ambleside  
Removal/alteration of the existing 'conservatory' extension to the main hotel building.  
No Objections to this application

7. 7/2020/5764 Loughrigg Holme, Under Loughrigg Ambleside  
New ensuite bathroom, replace rooflight, two new loft hatches. – No Objections

8. 7/2020/5768 2 Orchard Mount, Longmire Yeat, Troutbeck  
Change window to patio door. Change door to window. Replace windows/doors etc.  
– No comment

9. 7/2020/5788 The Stables, Holbeck Lane, Ambleside  
Replacement of windows, new entrance, install new deck, screen fence and air pump  
New vehicle access from A591 – No Comment

Cllr Mrs Waterhouse IN THE CHAIR

### 32 MATTERS OF INFORMATION

- A. From the Chairman – The Chairman said that the National Park is about to publicise a visitor management report for next summer. She said it is a good document. She also provided compliance planning information on the 332 cases reported. 190 had been resolved and 121 closed. The remainder were enforcement or breach.
- B. From the Clerk – The Clerk had circulated an email and also reported on Office opening hours over Christmas and New Year. In the file are the Clerk magazine and Clerks and Councils Direct. He highlighted correspondence received about advertisement of planning applications in relation to the change of use of the Ambleside Betting Office to a Hot Food takeaway and also the thanks received for the new seat on Elterwater Fell. All other relevant information is in the file for Members to view.
- C From Members
- a. Councillor Thompson reported that the flower tub at the top of Compston Road had been subject to vandalism with the theft of winter plants. He also reported that the new railings at Waterhead had been damaged and it looked like a vehicle had backed into them. He will arrange for the removal and repair.
  - b. Cllr Mrs Footit asked about the Parish Newsletter. The Clerk explained that due to Covid there had been gaps in publication through the Church

magazines and the Langdalian however an issue had been in the Church publications in October and it is hoped to get something into the next editions.

- c. Cllr Mrs Hodkinson asked for information on behalf of a local farmer on ideas for moving stock safely across the A591 near Rydal. She has also reported to the County Council quite mature saplings growing on the edge of the A591.

D District Councillors – The District Councillors had nothing to report but wished the Council Seasons greetings.

E County Councillor - The County Councillor had nothing to report that was not going to be dealt with later in the agenda. He is always contactable at any time.

### 33. REDEVELOPMENT OF THE MARINA AT WATERHEAD

The Clerk had circulated a letter from the Director of Sustainable Development at LDNPA. Cllr Truelove spoke at length on this issue and said that the Council should give maximum publicity to the perversity of the decision to approve this development. He highlighted the various inconsistencies in the recommendations of the planning officers report.

RESOLVED The Clerk will do a press release in conjunction with Cllr Truelove and also write to the Minister responsible for Common Land asking to be joined to any proceedings to deregister the Common Land in the vicinity of this proposed development. All correspondence to be copied to the National Trust, Cumbria Highways and the Friends of the Lake District.

### 34. ARMITT LIBRARY AND MUSEUM CENTRE

The Clerk had circulated a letter from the Trustees

RESOLVED That in the absence of Cllr Mrs Rees, Cllr Mrs Hodkinson be the appointed representative to the Armitt on behalf of the Council

### 35. WHITE PLATTS PERFORMANCE MONITORING TASK GROUP

The Clerk reported that due to unforeseen events, that he will replace the Finance Officer on this Task Group and, as it will report directly into the Finance Committee, he suggested that the Chairman of the Finance Committee be added to the Task Group as an Ex- Officio member.

RESOLVED That Cllr Thompson (ex officio as Chairman of the Finance and Outside Projects Committee and Cllr Mrs Hodkinson be appointed to this Task Group and that it be renamed White Platts Liaison Task Group.

### 36. TRANSPORT IN LAKES PARISH

The Chairman agreed to defer this item to the next Meeting.

### 37. LANGDALE ISSUES AND HIGHWAYS PLANS FOR LITTLE LANGDALE

Cllr Mrs Birkett spoke at length on the various issues within the Langdales Ward that she has real concerns about. She was concerned about misinformation circulating about the yellow lines proposals in Little Langdale. She felt that the County Council should do a full public consultation of proposals for the Valley.

RECEIVED

### 38. LAKELAND MINIATURE VILLAGE

Cllr Thompson asked that this be taken in Part 2 due to the confidentiality of the business to be discussed.

### 39. AMBLESIDE CHAMBER OF TRADE – SPRING INTO SUMMER

Cllr Hewitt said that it was great news about the new Chamber of Trade. He said that 45 businesses were involved. He suggested that the Council meet with them in the New

Year to discuss mutual areas of interest. He had an idea for 'Spring into Summer' which he would like to progress.

RESOLVED To arrange a formal meeting with representatives of the newly formed Chamber of Trade in the New Year.

#### 40. PLANNING DECISIONS

##### Approvals

7/2020/5629 Greenhouse/Shed Stockghyll Woods

7/2020/5627 Hackett Forge Little Langdale – small leanto extension etc

7/2020/5647 Annex – St Andrews, Ecclerigg – use a dwelling house.

7/2020/5705 8 Lingmoor View, Ambleside -replace rear lean-to plastic roof etc

7/2020/5644 The Haven, The Green Ambleside – new kitchen bathrooms general repairs

7/2020/5698 Allan Bank, Grasmere – extra floor support improve basement

##### Refusals

7/2020/5506 New Vehicle Access from A591 LA23 1LS (Noblett)

7/2020/5706 1 Gale Park, Ambleside – Demolition of conservatory and construct single storey extension to rear with patio area above following refusal of

7/2020/5208

7/2020/5648 11 St Annes Close Ambleside – side extension and raise roof for new first floor

The Chairman MOVED Part 2 on the grounds of Confidentiality of the business to be transaction – this was carried unanimously

#### 38. LAKELAND MINIATURE VILLAGE

Councillor Thompson said he would like to arrange a meeting to discuss this project

RESOLVED To agree to a meeting which Cllr Thompson will arrange

#### 41. RESIGNATION OF THE FINANCE OFFICER

The Clerk reported the resignation of the Finance Officer

RESOLVED To accept the resignation with various administrative caveats, thank the Finance Officer for her service and refer this to the Finance Committee to discuss re-advertising for a Clerk.

The Meeting closed at 8.20pm