

LAKES PARISH COUNCIL

Minutes of the Meeting held on 14th June 2006 at St. Martin's College (Ambleside Campus) at 7.30pm

PRESENT: Cllrs. L. Johnson (Chairman), W.H. Allen, Mrs E.M. Braithwaite, E.S. Bradshaw, G.H. Brookes, Ms. M.M. Colquhoun, A. Green, Mrs E.A. Garlick, N.C. Martin, Mrs A. Parker, J. Smith and Mrs F.M. Sparrow.

APOLOGIES: Mrs V. Rees, J.R. Westmoreland, Mrs E Wilson and Mrs M. Lockley

IN ATTENDANCE: District Cllrs D Vatcher, County Cllr B Barton

ALSO: M. A. Johnson, PC McClennan, the Press and 5 members of the public.

21. MINUTES

The Minutes of the Council Meeting held on 17th May 2006 and the Plans Meeting on 31st May 2006 held at St. Martin's College, Ambleside were approved as a correct record and signed by the Chairman accordingly.

22. DECLARATIONS OF INTEREST

- ◆ Councillor Mrs Braithwaite declared an interest in Agenda Item 7(1) Planning – Kelsick Trust
- ◆ Councillor Bradshaw declared an interest in Agenda Item 7(3) Planning - HSBC.
- ◆ Councillor Martin declared an interest in Agenda Items 7(1) Planning – Kelsick Trust and 7(5) – Planning – Plane Tree House, Rydal Road Ambleside
- ◆ Councillor Mrs Colquhoun declared an interest in Agenda Item 7(4) Wesleyan Chapel
- ◆ There were no other declarations of Interest from Members.

23. POLICE REPORT

PC McClennan reported on a busy period where reported crime had increased, however crime figures still showed a decrease year on year of 20%. Shoplifting continued to be a concern and sneak in burglaries at Grasmere. There had been an increase in theft from motor vehicles and an anti social behaviour problem with foreign nationals, mainly Polish workers. A leaflet had been compiled in both English and Polish explaining what was expected from behaviour standards within the area. He answered questions from Members and the Chairman thanked him for his attendance.

24. REPORTS

- a. Ambleside Chamber of Trade 6 May 2006. Councillor Martin reported on the Meeting. The main discussion had been on recruitment of new members which was disappointing but the Chamber would persevere.
- b. Lake Administration Committee 26th May 2006 – Councillor Mrs Braithwaite gave a summary of the meeting and highlighted the appointments made. She also

reported on a delay in the formation of a charitable trust for the Lake due to a legal hurdle which was now subject to Counsels advice.

- c. Neighbourhood Forum 12 June 2006. Councillor Mrs Sparrow reported on the Forum which had been addressed by Bob Sutcliffe from LDNPA. Grants had been approved and there had been a good attendance.

The Chairman adjourned the Meeting for members of the public to speak, however no one wished to address the Council so the Meeting was reconvened.

25. FINANCE

- a. RESOLVED to confirm approval the orders for payment submitted to the meeting totalling £3499.92.
- b. The Clerk had circulated information on a request from Cumbria Playing Fields Association for a renewal of the annual subscription in the sum of £36. RESOLVED to agree to continue the subscription in the sum of £36.
- c. The Clerk had circulated information on a request for funding from SLDT towards the provision of interpretation and orientation boards at Grasmere following the closure of Grasmere Tourist Office. The total amount would be £3900 and Lakes Parish Council were requested to provide £1150. RESOLVED to donate £1150 towards the provision of these boards.

26. PLANS FOR CONSIDERATION

RESOLVED to make the following recommendations on the under-mentioned plans:-

1. 7/06/5236 Kelsick Trust, Community Centre, St Marys Lane Ambleside
Display panels to include notice boards and vertical banner signs –
No Objections provided that the notice boards are restricted to two in number, the vertical banner signs removed from the application and that the photographs be reconsidered as this is an overly intrusive development in the Conservation Area and not in keeping with the building.

2. 7/06/5288 Post Office, Market Place, Ambleside
Demolition of existing buildings and redevelopment to form enlarged retail unit, offices and training facilities - **REFUSE on the grounds that this application provides for a very large and oppressive building as viewed from St Mary's Lane, Ambleside and the height of the ridge and roof line may cause problems in the Slack and constitute overdevelopment in relation to height. This is a very excessive development for this area and may well destroy the integrity of the Conservation area. It will have a significant economic impact on the centre of Ambleside in relation to a balanced economy. Approval of this application would potentially result in the loss of an important facility for Ambleside and surrounding areas. This application is in breach of Policy L55 of the Cumbria and Lake District Joint Structure Plan 2001-2016 which states that development proposals which, through redevelopment or change of use, would result in the loss of an important local service or facility will not be permitted unless it can be demonstrated that the use is no longer viable and the site or building is not required by the**

community for a business or community use. It is also in breach of Clause 9.9 which states that in determining applications for change of use or redevelopment of existing facilities, evidence will be required that property has been extensively marketed to demonstrate that its current use is no longer economically viable and there is no interest from other businesses of facilities serving the local community. This clause particularly refers to Post Offices in the community. Should the LDNPA be minded to approve this development then the Highway Authority should be consulted in relation to the very narrow use of St Mary's Lane and the concern that one vehicle space to the rear of the property and shown on the plan is totally inadequate for the operation of a commercial building of this size. The Parish Council are also concerned about the disposal of rubbish/cartons and that no provision appears to have been made for this.

3. 7/06/5297 HSBC, Market Place, Ambleside
Disabled access works to existing HSBC branch – **No Objections**
4. 7/2005/5698 Wesleyan Chapel, Rydal Road, Ambleside
Amended Plan - **Refuse - on the grounds of over intensive development of an already overly intensive development adjacent to the main A591, no proven need and where there is only congested and limited parking facilities.**
5. 7/06/5245/6 Plane Tree House, Rydal Road, Ambleside
Conversion of offices in to staff and student accommodation, demolition of outbuildings and construction of new extension – **No Objections**
6. 7/06/5248 Ambleside Salutation Hotel, Lake Road, Ambleside
Extension to provide Post Office with office accommodation above. – **Refuse – on the grounds that this is gross overdevelopment of a historic and vitally important building in the Ambleside street scene and Conservation area. The application is for a retail unit and does not necessarily need to identify a Post Office as the prime reason for the application as a Post Office may be sited within any retail unit with the consent of the Post Office authorities. The Lakes Parish Council are of the view that to insert the words Post Office within the application could be viewed as a red herring to achieve permission for development. It is understood that neither the Post Office nor its agent are making this application and therefore the application should be treated in strict planning terms as an application for a retail outlet. The Lakes Parish Council have consistently objected to applications for the Salutation site on the grounds of overdevelopment. This application also fails on disabled access and incompatible frontage with the existing building particularly in relation to the windows.**
7. 7/06/5296 Lucy 4, 2 St Mary's Lane, Ambleside
To amend the opening hours with condition 1 of planning permission 7/05/5058 (0800 – 0000, Sun, Mon, Tue, Wed) (0800-0030 Thur Fri and Sat) 0800 – 0100 on Bank Holidays – **Refuse on the grounds that this unit is within the residential**

area of Ambleside and there is concern regarding control of noise and disturbance.

8. 7/06/5319 Ellerhow, Ellerigg Road, Ambleside
Conservatory extension – **Refuse on the grounds that this will be a very large conservatory development and therefore may well constitute overdevelopment that is out of keeping with an old Lakeland House.**
9. 7/06/5333 8 Benfield, Grasmere
Extension to existing domestic dwellinghouse – **No Objections**

27 MATTERS OF INFORMATION

- A. From the Chairman
The Chairman had nothing to report.
- B. From the Clerk
- 1 Windermere Town Council – Agenda 14th June 2006
 - 2 DIS Extra –633 – 12 June 2006 and 632 29 May 2006
 3. North West Best Practice Design Guide
 4. SLDC – Agenda 13 JUNE 2006
 5. Charter 88 – Campaign for modern democracy – leaflet and information
 6. Lakes Line User Group – Minutes and Agenda and Timetables
 7. Cumbria Community Foundation – Spring Newsletter
- C From Members
- a. Councillor Mrs Garlick reported on the recent appeal hearing for the Wesleyan Chapel Rydal Road Ambleside.
 - b. Councillor Brookes reported on the Parish Plan housing group
 - c. Councillor Mrs Parker reported on the proposed Parish Plan amenities group formation meeting. She asked that the Parish Lengthsman scheme be placed on the next Agenda for discussion.
 - d. Councillor Green reported on the Parish Plan Transport group.
 - e. Councillor Smith gave an up to the present report on the problems experienced by the Langdale First Responders Group and the response of the Ambulance Service, He thanked the Council for their intervention. A holding letter of reply had been received by the Clerk.
- D. From District Councillors
Councillor Vatcher reported on District matters with an open meeting by the Cabinet on 21st June. He reported on the Parish Plan action group (housing) on interest shown by the Housing Corporation. National Trust rents were also under discussion.
Councillor Mrs Braithwaite commended the Clerk on his written submission to
- E. From the County Councillor
Councillor Barton reported on possible affordable housing sites identified and a letter is coming to the Parish Council from LDNPA.

RECEIVED

28.CODE OF PRACTICE IN HANDLING COMPLAINTS

The Clerk had circulated information and Legal Topic Note 56 from NALC and invited the Council to adopt a Code of Practice for handling complaints and appoint a small Committee for this purpose as recommended in the Note.

RESOLVED – That the Lakes Parish Council adopt the Model Code of Practice in handling complaints and that Councillors Mrs Braithwaite, Ms Colquhoun and Bradshaw be appointed to the Complaints Committee.

29. STOCKGHYLL PARK/WOOD

The Clerk had circulated a paper from Councillor Ms Colquhoun on this item. Councillor Ms Colquhoun spoke to the paper and a discussion then took place.

RESOLVED – a. That Lakes Parish Council ask all SLDC Councillors to ensure that a comprehensive environmental survey of Stockghyll Park and Wood is undertaken without delay, and an appropriate management plan is produced, involving local people at all stages and that SLDC further seeks to foster community involvement and local partnerships.

b. That Lakes Parish Council ask SLDC Councillors if a Member of the Parish Council and a member from Ambleside Civic Trust can be appointed to the Board of Trustees, in order to help re-establish the site and its importance to the Parish of Ambleside.

c. That the LDNPA is made aware, in its role as planning authority, of the importance of this site in Ambleside, and that, in particular, the specific requirements of the netted carpet moth's habitat are fully taken in to account in the planning process.

30. PARISH PLAN

The Clerk had circulated a paper from the Chairman of the Parish Plan Parent Group, Mr Morris.
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31 NOTIFICATION OF PLANNING APPEALS/WITHDRAWN/AMENDED APPLICATIONS

- a. 7/2005/5424 – Briery Wood, Ambleside Road, Windermere – alterations and extension to staff accommodation block – this application has been withdrawn
- b. 7/2005/5776 – amended plans (application already approved for proposed change of use Biketreks to restaurant at Compston Road, Ambleside.

32 TREE WORKS

- a. TPO 2006/0019 – Ellerthwaite House, Ellerigg Road, Ambleside – reduce height of tree by 10 feet.

The Tree advisor had no objections to this work.

RESOLVED – That no objections be offered by Lakes Parish Council.

The Chairman then Moved the exclusion of the Public and Press

33. CONTRACT OF EMPLOYMENT CLERK

Members were requested to authorise the signature by the Chairman and Clerk of a Contract of Employment for the Clerk that incorporated all the recent employment legislation.

RESOLVED – To authorise signature of the Contract of Employment.

The meeting closed at 9.42pm