

LAKES PARISH COUNCIL

Minutes of the Plans Meeting held on 27th January 2010 in the Library, Kelsick Road, Ambleside at 7.30pm

PRESENT: Mrs F.M. Sparrow (In the Chair), W. H Allen, E.S. Bradshaw, Ms M.M. Colquhoun, M. Dugdale, Mrs E. Footit, Mrs S Ogden M. Parsons, Mrs V Rees, Mrs A. Sowerbutts, P.A. Thompson

APOLOGIES: Cllrs L Johnson, N.C. Martin, J.R. Westmoreland, Mrs E. Wilson.

ALSO: M. A. Johnson, 25 members of the public and the Press

The Chairman welcomed everyone to the Meeting and expressed her sadness at the death of Cllr Mrs Braithwaite. She paid tribute to the work of Mrs Braithwaite and asked for a few moments silence in her memory. The funeral will be on Friday 5th February at 1.30pm in Grasmere Church.

1 DECLARATIONS OF INTEREST

- ◆ Cllr Mrs Rees declared an interest in all Planning.
- ◆ Cllr Parsons declared a personal interest in the Planning item re Grasmere School.
- ◆ There were no further declarations of interest

2 TEMPORARY ROAD CLOSURE A593 NANNY BROW AND MILL BROW

The Clerk had circulated information on this closure that will come into effect on 8th February for a period of 18 months with 3 days required for each closure. Alternative routes are provided.

RECEIVED

3. TRAFFIC REGULATION ORDER - GRASMERE

The Clerk had circulated an email from the County Council giving details of the proposals to change the seasonal single yellow line restriction to an annual restriction with some additional minor amendments.

RESOLVED To agree to the changes proposed.

4. CONSULTATION ON THE FUTURE OF PUBLIC TOILETS

The Clerk had circulated information on the consultation exercise taking place from the 18th January to 4th April. An exhibition will be held in Ambleside Parish Centre on Tuesday 2nd March 2010 from 3pm to 6.30pm with Councillors invited to attend at 2pm for a briefing prior to the public part of the exhibition.

RECEIVED

5. EMERGENCY PLANNING

The Chairman and Cllr Mrs Rees highlighted concerns about emergency planning procedures during the recent flooding, snow, gas and electricity problems. Cllr Sowerbutts felt that a way of communicating information should be centrally available. Cllr Rees is attending an Emergency Planning day and will raise issues and report back. The Chairman said that an Officer of the Flood Action Group will come and talk to the Parish Council. She also highlighted the swift and courteous manner in which National Grid – Gas had dealt with the recent emergency.

RESOLVED To invite the Environment Agency Flood Officer to a meeting of the Council and also write to Cumbria County Council and SLDC asking how far they have progressed issues and that Lakes PC wish to play a part in future arrangements.

6. PARKING IN CASTLEFIELD, AMBLESIDE

This had been raised at a previous meeting of the Council and the Police are progressing it as part of their Stronger Safer Neighbourhoods programme.
RECEIVED.

The Chairman ADJOURNED the Meeting to allow members of the public to speak. Four people spoke in favour of the Grasmere School planning application. No one else wished to speak and the Meeting was then RECONVENED

7. PLANNING APPEALS AND SITE VISIT

7/09/5136 and 5137 – appeal against refusal of both applications relating to Gillside Grasmere.

7/09/5754 – The Chairman reported on the Site Visit of the Development Control Committee of the LDNPA that had taken place at Grasmere School on the morning of the 27th January 2010. She had been courteously received and asked a number of questions on the Parish Council's provisional position relating to the application.

8. PLANS FOR CONSIDERATION

The Clerk read out the Minutes of the Site Visit that had taken place at Grasmere School on Monday 25th January and later at Grasmere Garden Centre, Grasmere. The provisional resolution of the Site Visit (Minutes attached) was for refusal and this was debated in open Council with the opportunity to reverse or amend that decision. After some discussion it was MOVED by Cllr Ms Colquhoun and seconded by Cllr Mrs Sowerbutts that the resolution of the Site Visit be adopted as the decision of the full Council. There being no amendment to this the vote was taken and the Resolution adopted by 6 votes to 1 vote. (Cllr Thompson wishing to be shown as voting against the Resolution). The Resolution is now shown below under item number 1 below.

1. 7/09/5754 Grasmere C of E School, Stock Lane Grasmere
Erection of a single storey school comprising educational uses and community facilities, site landscaping and the provision of a new community square. – **That the Planning application be REFUSED. The reasons are that the development, by reason of its futuristic design, its massing, height and siting in this sensitive prominent location within Grasmere Conservation Area will harm rather than preserve or enhance the character and appearance of the Conservation Area.**
With its close proximity to the largest public car park in the Village entering from the South, and the pavement past the school being a main thoroughfare for visitors, it will detract from the visual amenities of the area and the appearance of a traditional Lakeland Village.
The proposal is therefore contrary to Policy BE11 of the LDNP Local Plan and Policy E38 of the Cumbria and Lake District Joint Structure Plan and also Policy DP7 of the Regional Spatial Strategy that seek to ensure a design that includes siting and scale to preserve or enhance the character *and appearance of the Conservation Area.*
The Parish are also concerned that there does not appear to be a proven need for such a development for the educational needs of the Village. There is also a question over security, the local Flooding risk and traffic access that will increase with the proposed community facilities. Concern was also expressed at the removal of the Post Office and Doctors from their present central locations within Grasmere to the outskirts of the Village.

2. 7/09/5716 Low Wood Hotel, Windermere
Erection of multi-function centre with associated permanent and overspill car parking, pedestrian and vehicle access arrangements, ground source heat pumps in lake with conversion of existing motor boat garages to reprovide for water sports centre. – **Decision to be notified on 11 February after Parish site visit.**
3. 7/09/5755 K2 Zone, Old Boys School. Vicarage Road, Ambleside
A two tier decking with railings and steps to be constructed from tanalised softwood over existing sloping grass play area.-
No Objections however the Parish would wish the green space to be preserved if possible and suitable safe materials used on the decking.
4. 7/09/5738 5 Park Street Ambleside
Alterations and dormer window – **No Objections**
5. 7/09/5767 The Wyke, Grasmere
Part demolition, part rebuilding on larger footprint and refurbishment including reproofing – **No Comment**

8 PLANNING DECISIONS

APPROVALS

- 7/09/5332 Hunting Stile Lodge Grasmere – erect wooden summerhouse
- 7/09/5375 St Marys Church Ambleside – Extension to porches new toilet
- 7/09/5447 1 New Houses, Little Langdale – Extensions
- 7/09/5440/1/2 Langdale Hotel and Club – 5 timeshare lodges
- 7/09/5537 Uldale, Birch Road Ambleside – off street parking bay
- 7/09/5580 Briery Wood Hotel – Extensions
- 7/09/5585 NatWest Cheapside Ambleside – replacement windows
- 7/09/5592/3/5/5661 Various Tarn Neaum Crag – variation of condition 21Dec-4Jan
- 7/09/5654 23 Fisherbeck Park Ambleside – replacement of shed
- 7/09/5655 2 The Coach House Holbeck Ghyll – Extension
- 7/09/5658 Holbeck Ghyll Hotel – Extensions
- 7/09/5677 High Skelghyll, Skelghyll Windermere – replace septic tank
- 7/09/5678 Cumberland Building Soc. Ambleside – air conditioning unit
- 7/09/5690 Dove Cottage, Grasmere – Pay and display machine
- 7/09/5597 Michaels Croft Grasmere – new domestic family dwelling

REFUSALS

- 7/09/5589 Littlewater Tarn Neaum Crag – Remove condition that restricts occupation to Warden accommodation only.
- 7/09/5594 Salutation Hotel Ambleside – 2 Storey extension- resubmission
- 7/09/5603 2 Park Street Ambleside – extension to dormer window

The Meeting closed at 8.40pm

REPORT OF SITE VISIT TO GRASMERE SCHOOL 25.1.2010 – Planning Application 7/09/5754

Present - Cllr Mrs Sparrow (In the Chair), Ms M.M. Colquhoun, Mrs A Sowerbutts, Mrs E. Footit, Mrs S. Ogden, E. Bradshaw, N. Martin, M. Parsons, P. Thompson.

Apologies – Cllr L Johnson, Mrs V. Rees, Mrs E. Wilson, M Dugdale.

Also – M A Johnson

Declarations of Interest.

Cllr Parsons declared a personal interest and did not vote.

Members met in Stock Lane Car Park and later on site at Grasmere School. They viewed the proposals as if they were entering Grasmere from the South. They then viewed the proposals from Stock Lane as they walked towards the entrance to the school. There they were met by the Chairman of the Governors, Cameron Butland, who ensured that the signing in process was undertaken. He showed Members a model of the proposed new school. Members asked various questions from Mr Butland then he left the room. Members went on site and looked at the layout of the proposals from the School yard.

Members then left the School.

The Meeting then continued at Grasmere Garden Centre and Members discussed the proposals.

RESOLVED - That the Planning application be REFUSED. The reasons are that the development, by reason of its futuristic design, its massing, height and siting in this sensitive prominent location within Grasmere Conservation Area will harm rather than preserve or enhance the character and appearance of the Conservation Area. With its close proximity to the largest public car park in the Village entering from the South, and the pavement past the school being a main thoroughfare for visitors, it will detract from the visual amenities of the area and the appearance of a traditional Lakeland Village. The proposal is therefore contrary to Policy BE11 of the LDNP Local Plan and Policy E38 of the Cumbria and Lake District Joint Structure Plan and also Policy DP7 of the Regional Spatial Strategy that seek to ensure a design that includes siting and scale to preserve or enhance the character and appearance of the Conservation Area. The Parish are also concerned that there does not appear to be a proven need for such a development for the educational needs of the Village. There is also a question over security, the local Flooding risk and traffic access that will increase with the proposed community facilities. Concern was also expressed at the removal of the Post Office and Doctors from their present central locations within Grasmere to the outskirts of the Village.

Councillor Thompson requested that he be shown as voting against the Resolution.

The Meeting closed at 1145.