

LAKES PARISH COUNCIL

PLANS MEETING

Minutes of the Meeting held in the Library, Ambleside on Wednesday 24th January 2007 at 7.30pm

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

APOLOGIES: Cllr Mrs M. Lockley, J. Smith, Mrs E Wilson,
J.R. Westmoreland and District Cllr Vatcher

IN ATTENDANCE: County Cllr B. Barton

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

48. DECLARATIONS OF INTEREST

Councillor Martin declared a prejudicial interest in Agenda Item 5 (7) Planning application Birch Road Ambleside. He left the room for that item and took no part in the discussion or decision.

49. NIGHT TIME CLOSURE OF THE A591 AT THIRLMERE

The Clerk reported on the closure of the road from 8pm to 6am Monday to Friday for a period of 8 weeks. The Traffic Order had been received by the Library and was made available to the Clerk by Jane Renouf. She addressed Members with the latest information.

RESOLVED – That the Clerk should be allowed to make a decision on whether to stay locally after a Meeting and if he did, submit a reasonable claim for reimbursement of his overnight accommodation. Members also expressed concern at the lack of information leading up to the closure of this road.

50. PLANNING APPEALS/DECISIONS/WITHDRAWN APPLICATIONS.

- a. Adrian Sankey Glass, Rydal Road Ambleside – Appeal to be held in the Mackereth Suite, Kelsick Community Centre on 6 February 2007 starting at 10am. – The Chairman will attend to represent the Council.
- b. Codecrest Ltd – Ambleside Salutation Hotel, Lake Road, Ambleside – appeal against refusal of planning permission for an extension to provide post office with office accommodation above – to be dealt with by written representations.

RECEIVED

51 PLANS FOR CONSIDERATION

RESOLVED to make the following recommendations on the undermentioned plans:

1. 7/06/5650 Neaum Crag Camping and Caravan Site, Foul Step Lane, Loughrigg, Ambleside – Change of use of land from disused toilet block to land used for the stationing of a managers caravan and installation of rising bar barrier.- **No Objections provided that the Manager's caravan remains in the total ownership of the Company who run the site and becomes part of the holding of the group. In the event of any doubt**

over this planning application, Lakes Parish Council would ask that the Development Control Committee visit the site.
(Cllr Ms Colquhoun asked that her abstention be noted when the vote was taken)

2. 7/06/5674 Tarn Foot Farm, Loughrigg, Ambleside
Minor alterations to small barn, new roof structure, repairs – **No Objections**
3. 7/06/5689 Fellwalkers Café 4 Kelsick Road Ambleside
Change of use to planning class A3 use for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises. – **Refuse on environmental grounds in relation to the rubbish and litter that may result from approval of this application.**
4. 7/06/5701)_
7/07/5013) The Swan, Keswick Road, Grasmere
Demolition of bed blocks and provision of new bedroom and restaurant extension also listed building consent – **Refusal of both applications for the following reasons:-**
 - a. **the application is contrary to the Cumbria and Lake District Joint Structure Plan and also the Lake District Park Plan with examples given below.**
 - b. **The proposed increase in bedrooms from 38 to 84 is too large an increase and will affect the setting of this Grade 2 listed building (an old Coaching Inn) (Policy BE15)**
 - c. **The proposals give no on-site staff accommodation nor do they indicate sufficient staff parking. This will have a major impact on the local housing need (see Cumbria Rural Housing Trust Grasmere Housing Needs Survey Report – October 2006)**
 - d. **There is no Environmental Assessment of increased sewage disposal that will result from this application (Policy UT1 – 12.9 and 12.10)**
 - e. **There is no provision for the servicing of the building by delivery vehicles etc and there is a highway safety issue with the access adjacent to a staggered crossroads on the A591.**
 - f. **There is no indication of the future use of the ground floor voids.**
5. 7/06/5703/4/5 The Samling, Windermere Road, Ambleside
Extension to hotel including restaurant and bedroom suite also alterations to conference rooms to form bedroom suites – **Refuse applications 5703 and 5704 on highway safety grounds and the enormous glass conservatory giving an exterior design and architectural mismatch clearly visible from a southerly aspect. Additionally this glass conservatory will create a lighting visual impact at night that will be detrimental to the site. There are no objections to application 5705.**
6. 7/06/5706 Riverside, Clappersgate, Ambleside
Rear single storey extension – **No Objections**

7. 7/06/5712 Garth Close, Birch Road, Ambleside
Front extension incorporating utility room and garage extension also internal alterations to provide access to cellar – **Refuse on the grounds of an unneighbourly development and that this will be in front of the existing building line.**
(Cllr Martin declared an interest and left the room)
8. 7/06/5719 Loughrigg Holme, Under Loughrigg, Ambleside
Internal alterations – listed building consent only – **No Objections**
9. 7/06/5722 Co-op Late Shop, 229 Broadgate, Grasmere
Fascia sign, 2 poster frames and window vinyls – **Refuse on the grounds of the visual impact on the village of Grasmere adjacent to the Conservation area.**
10. 7/06/5735 Skelwith Bridge Hotel, Skelwith Bridge, Ambleside
Construction of staff block – **Refuse on the grounds of overintensive development of the site and that there is no material change from the previous application that was refused. Refuse also as this will have quite a considerable impact on an attractive area.**
11. 7/07/5004 Land at Miller Field Ambleside
Use of car park on a full all year basis (currently authorised 1 Mar to 15 Nov each year) – **No Objections, however Lakes Parish Council would like to see an allocation of parking spaces for town centre workers with reduced rates for parking and with free parking from 15th November to 1 March.**

The meeting closed at 8.45pm