

Claife Parish Council
Minutes of Parish Council Meeting held at Braithwaite Hall
on Tuesday 22nd November 2022

Attendees: Parish Councillors A Brodie (Chair), S Hilton & K Keighley, Parish Clerk L Prescott, Unitary Councillor S Pender, R Tanner (National Trust) and 3 members of the public.

110/2022 **Apologies**

Apologies were received and accepted from Parish Councillor J Whitworth, County Councillor M Brereton, District Councillor I Wharton, J Moffat (National Trust), J Gibson (Community Catalysts) and two members of the public.

111/2022 **Requests for Dispensation**

None received.

112/2022 **Declarations of Interest**

None received.

113/2022 **Minutes**

Resolved The council approved the Minutes of the last meeting held on 4th October 2022.

114/2022 **Public Participation**

a) Reports

i) Police

The Clerk reported that rural thefts and deer poaching has been taking place and the Police have arrested 3 men. The following incidents had been reported to the Police for the Coniston area in September 2022: 3 thefts, 3 violent or sexual offences, 2 criminal damage/ arson and 2 public order.

ii) County Councillor

The County Councillor was absent and provided a written report read by the Clerk. The report included an update on outstanding highways defects and a reminder regarding County Council grants.

iii) District Councillors

No District Councillors were in attendance and a written report provided was read by the Clerk. The report included a reminder about the District Council's locality grant, the first section of the Southern Windermere trail approaching completion, the Love Windermere project, electric car charging points being installed in Hawkshead and commencing refurbishment of the Tourist Information Centre.

iv) Unitary Councillor

Councillor S Pender reported that the transition process from County & District Councils to a Unitary Council is underway but progressing slowly and there is currently a funding shortfall. She is involved with a project for designated bathing water areas on Coniston Water, where frequent sewage discharges are affecting the water quality. She is seeking opinions on the alternative options for a Hawkshead Post Office, which is due to close at the end of 2022. Councillors raised the following queries/concerns in relation to the Unitary Council which she will follow up:

Enquire about the lack of Highways response about the impact on the Ferry of the proposed Pearsall House development.

Inform the Council regarding progress on bathing water quality within the parish.

Enquire regarding the proposed new ferry and whether the funds would be available to proceed following the transfer to the new authority.

v) National Trust

a) Mr R Tanner reported that forestry works to remove trees affected by Storm Arwen between Wray and Strawberry Gardens will take place in 2 phased. The first phase is due to start on 28th November and there will be a road closure on the tarmac section from The Lodge to Red Nab Car Park - Monday to Friday, 8 am to 5 pm. Heras fencing will be erected to stop access during works. It will be open at weekends and no works will take place between 23rd December 2022 and 2nd January 2023. The second phase (date

to be confirmed) will require the closure of the lakeside bridleway. The contracts for the timber extraction includes specification of the permitted route. Clear signage indicating road closures and information regarding the works will be displayed.

b) Mr J Moffat was absent and a written report provided was read by the Clerk.

vi) Community Catalysts

Representative plans to attend future meeting.

b) Members of the Public

A member of the public stated his objections to the Planning Application for Pearsall House in relation to it being a major development, change of use would prevent job creation, housing for residents should be a priority, the site does not have mains water or sewage, there is limited outside space and inadequate parking, the marina is in a high wind area and would impact on water quality, holiday lets would substantially increase the traffic on a busy road and the site can sometimes be inaccessible due to flooding and suffered from power outages during Storm Arwen.

A member of the public stated that the additional channel outside the marina would narrow the width of Lake Windermere by a further 40 metres.

A member of the public raised concerns about the impact of the Pearsall Hall development on the Windermere Ferry service and asked whether the consultation report for the proposed new ferry has been released.

115/2022 **Councillor Matters**

- a) Councillor Hilton requested that the Market Hall Trust be included in the next Agenda as he is to attend a meeting this week.
- b) Councillor Brodie noted that a VW van has been parked at the near Sawrey Playground which timber lorries are using Stones Lane and this work has nearly finished.
- c) Councillor Brodie reported that meetings are being held by CHOC regarding the new GP Surgery arrangements at Ambleside and Hawkshead from January to April 2023. Bids are being considered in relation to permanent arrangements from April 1st 2023.

116/2022 **Updates on Ongoing Issues and Actions**

a) Windermere Ferry

Councillor Brodie raised concerns regarding the intermittent lack of service of the Ferry due to staff shortages and breakdowns plus the lack of adequate notification and signage when the Ferry was not running. She also advised that some staff are not taking breaks due to staff shortages. She hopes that the Ferry Advisory Group will continue to meet when the new Unitary Council is in place and the new ticketing app to be introduced in April will provide passenger information not currently available.

b) Replacement of the Far Sawrey Noticeboard

Councillor Hilton reported that he has installed the new Noticeboard.

c) Emergency Plan for the Parish

To defer to the next meeting.

d) Parish Councillor Vacancies

Parish Councillors are advising residents regarding the current vacancies. Further advertising may be required to attract potential councillors.

117/2022 **New Agenda items**

a) Lengthsman

Councillor Brodie reported that a contract has been issued and signed and she is the contact with the Lengthsman. The first priority is to clear the foliage around the roadside bollards. The Clerk will advise the Lengthsman of the confirmed 2023 meeting dates in relation to invoicing.

b) CALC Training

Councillor Whitworth has attended Module 1 of the Effective Councillor course.

c) Ash Landing

Councillor Brodie reported that she and the Clerk met with P Farrington of the National Trust onsite at Ash Landing. The site boundary was agreed as being along a stone wall at one side of the site near the gateway. This area has been registered by the National Trust in error with the Land Registry, but they acknowledge their error. Boats are fastened to trees on the Parish Council Land, causing damage to the trees. Boats are permitted on the adjoining NT land provided they have an annual tender licence, those who do not have a licence have warning

notice affixed to the boat and if not paid the boats are removed. Some boats have been stolen when stored on the shores of Windermere. The Parishioners of Claife have a right to launch from the land owned by the Parish Council, however due to overgrown trees and foliage this is not currently possible. A report has been received from H Teagle of the South Cumbria Rivers Trust advising that they have undertaken further planting works in relation to the reedbed onsite, though this had not been previously advised to the Parish Council.

Resolved

- i) To re-register the land owned by the Parish Council with the Land Registry.
 - ii) To undertake tree works to enable parishioners to launch from the site.
 - iii) To erect signs/boundary markings indicating the site boundary and ownership
 - iv) To meet with H Teagle onsite in relation to the reedbed
- d) Boundary Commission – new Constituency Proposal
Resolved To support the new Constituency Proposals.

118/2022 **Planning Applications**

a) The following planning applications were considered:

- i) 7/2022/5624. (Major full application). Pearsall House, The Ferry Landing, Far Sawrey, LA22 0LP. The conversion and extension of a water testing lab to provide 14 new leisure residential units with associated pool. Erection of a new single dwelling. Creation of a new two jetty marina. Associated landscaping works.

Resolved

To object to the application for the following reasons:

- a) Overdevelopment of site (15 units, swimming pool and 24 berth marina)
- b) Highways Safety – additional traffic on the route to Windermere Ferry.
- c) Overlooking/Loss of Privacy/Overshadowing – additional floor affecting Ferry House.
- d) Parking – insufficient for residential units and no marina parking.
- e) Water Supply/Wastewater Management – no explanation of how increase demand would be addressed.
- f) Water Quality – impact on water from extra watercraft and swimming pool discharges.
- g) Light Pollution – from additional dwellings and watercraft.
- h) Local Occupancy/Residency – proportion to maintain local businesses & services.
- i) Marina/Jetties – causes significant narrowing of Lake Windermere and has no facilities for users of the marina including staff.

- ii) 7/2022/5694. Fellborough, Cunsey, Ambleside, LA22 0LT. Construction of new jetty with associated dredging.

Resolved

To object to the application for the following reasons:

- a) There has never been a jetty on this site and a 15 metre jetty would represent a significant projection into the Lake.
 - b) There is no existing path from the road to the shore.
 - c) Permission for a gateway into the property from the road in 2020 (7/2020/5331) was refused, however a pedestrian gate has recently been installed, though no permission has been sought. Due to the distance from the applicant's dwelling (Brant Howe) from the site it is anticipated that transportation by vehicle will be required and associated roadside parking on this narrow road.
 - d) The site is identified by LDNPA as "an area of woodland whose natural beauty is particularly important to preserve" and is "part of a wider broadleaf woodland identified as priority habitat" as outlined in the refusal of Planning Permission 7/2020/5331.
- iii) T/2022/0193. Hill Top House, Near Sawrey, Ambleside, LA22 0LF. T1 flowering cherry to be felled. Tree has become moribund with age and is providing little amenity value. It will be replaced by another flowering tree elsewhere in Hill Top garden.

Resolved No objection.

b) The following Planning Decisions were noted:

- i) 7/2022/0131 (Tree Work in Conservation Area). Sawrey Knotts, Far Sawrey, Ambleside, LA22 0LG. Oak tree (listed as T1 in notification) - Crown reduce by up to 3m. Norway spruce tree (listed as T2 in notification) - Reduce and reshape by up to 3m and prune side branches to balance. Crown raise to 3m above ground level. No objection.

- ii) 7/2022/5582 (S73 (Amend/Delete Condition)). High Wray Bank, High Wray, Ambleside, LA22 0JD. Amendment to external lighting condition 5 on planning application 7/2021/5236. Demolition of the residential unit, The Granary; erection of extensions and alterations to the main house and its continued use as a single dwelling; demolition of a lean-to extension to the barn and replacement by a single storey extension; use of the barn as a garage and storage at ground floor and replacement of two residential units with a single residential unit; the erection of a detached plant room; the demolition of the block walled terrace; creation of an underground swimming pool and gym beneath the forecourt of the main entrance to the house; the regrading and reversion of the former tennis court/lower terrace to the field; landscaping including new planting, new sections of dry-stone walling and erection of metal estate type rail fencing; and associated drainage works, without compliance with condition 2 (plans condition) imposed on planning permission 7/2020/5815 in respect of amendments to the design to incorporate three doorway openings in north east elevation of the pool and increase a section of boundary walling. Approved with conditions relating to commencement of development, plans, materials and lighting.

119/2022 **Financial Matters**

a) Bank Balance

Noted that the bank balance at 31 October 2022 was £11,188.03

b) Quarterly Finance Report

The Clerk submitted the financial report including Budget Comparison on Bank Reconciliation.

Resolved To accept the financial report.

c) 2023/4 Budget

Councillor Brodie proposed including the following items in the 2023/4 Budget:

Signage – for Ash Landing & Stones Lane

Training (including responding to Planning Applications)

Land Registration and Lease agreements.

Resolved To include in the budget to be considered at the next meeting.

d) Payments

Resolved To authorise payment of the following accounts:

CALC Effective Councillor Training (Module 1 & 2)	£60.00
McAfee AntiVirus Plus (Subscription)	£49.99
M Keighley (Strimming bridlepath near Lake Bank)	£50.00
South Lakeland District Council (Parish Election 2021)	£100.00

120/2022 **Highways**

a) Highways items to be reported

Councillor Hilton reported that a vehicle had been damaged on Ferry Hill by a pothole and Cumbria Highways denied any potholes has been reported. Residents were able to provided reference numbers of the reported potholes to the driver.

b) Highways items reported

Councillor Brodie reported items EI/21611, E1/21616, E1/41426 and E1/84443 have now been completed. In addition E1/80434 has been partially completed and the lengthsmen will complete the work.

Reference	Details	Response
EI/21611	Drain next to Grit Box on B5285 at bottom of Cuckoo Brow Lane	Assigned to Highways Team
EI/21616	Lane eroded by water at bottom of Cuckoo Brow Lane	Assigned to Highways Team
EI/23846	Road junction markings faded / washed out . Junction of Stones Lane, Near Sawrey with B5285	Assigned to Highways Team
EI/23783	Road surface deteriorating with multiple pot holes developing. B5285 near Sawrey House Hotel	Assigned to Highways Team
EI/23796	Road surface from Belle Green to the entrance to the last house on the left of the lane.	Assigned to Highways Team
EI/23823	Passing place sign broken off post and other one unreadable, B5285 between Near and Far Sawrey.	Assigned to Highways Team
EI/23831	White lines at road junctions on B5285 in Near and Far Sawrey are faded / washed away and need replacing.	Assigned to Highways Team
EI/41426	Rubber Road side bollard marker damaged B5285 between Black Beck Bridge and Near Sawrey.	Assigned to Highways Team
EI/70844	White lines faded at junction with B5285, half way up the ferry hill road.	Assigned to Highways Team
EI/74947	Very deep pothole near Wilfin Beck bridge on B5285.	Completed
EI/80434	Verge over grown to such an extent that reflector bollards are obscured	Assigned to Highways Team
EI/84428	Several potholes-B5285 between Wilfin Beck Bridge and Cuckoo Brow Lane.	Completed
EI/84434	Pot holes on Ferry Hill	Potholes made safe, further patching work to be done.
EI/84435	Pot hole near top of Ferry Hill	Potholes made safe, further patching work to be done.
EI/84443	Edge of road disintegrating - Cuckoo Brow Lane	Assigned to Highways Team

121/2022 **Correspondence (for information only)**
The circulated correspondence was noted.

122/2022 **Dates of 2023 Meetings**
The following meetings dates were noted:
10th January 2023 - High Wray Village Hall
28th February 2023 – Braithwaite Hall
4th April 2023 - High Wray Village Hall
23rd May 2023 – Braithwaite Hall
27th June 2023 - High Wray Village Hall
8th August 2023 – Braithwaite Hall
19th September 2023 - High Wray Village Hall
31st October 2023 – Braithwaite Hall
12th December 2023- High Wray Village Hall

123/2022 **Date of Next Meeting**
Noted that the next Parish Council meeting will take place at 7.30pm on Tuesday 10th January 2023 at High Wray Village Hall.

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Signed & Approved by (Chair)

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Date