

**Claife Parish Council**  
**Minutes of Parish Council Meeting held at Braithwaite Hall, Far Sawrey**  
**Tuesday 23<sup>rd</sup> January 2024**

**Attendees:** Parish Councillors A Brodie (Chair), S Denyer, S Hilton (Vice Chair), K Keighley & M Stanton, Parish Clerk L Prescott & 3 members of the public.

001/2024 **Apologies**

Apologies were received and accepted from Parish Councillor J Whitworth & Unitary Councillor S Pender.

002/2024 **Requests for Dispensation**

Requests for dispensation were received and accepted from Parish Councillors A Brodie, S Denyer, S Hilton & K Keighley in relation to item 010/2024 d) (2024/5 Precept)

003/2024 **Declarations of Interest**

None received.

004/2024 **Minutes**

**Resolved** The Council approved the minutes of the last meeting held on 12<sup>th</sup> December 2023.

005/2024 **Public Participation**

a) Reports were received as follows:

i) Police

The Clerk reported that 1 instance of criminal damage & 1 violent incident at Ferry Landing were reported to the Police in November 2023.

ii) Unitary Councillor

No report.

iii) National Trust

The Clerk reported that the expected report from the National Trust in relation to improving the visitor experience at Hill Top will be received at the April 2024 meeting.

b) Members of the Public

A member of the public raised concerns regarding the pipe installed under the track from Firbank Old School House which discharges water onto the B5285 at Far Sawrey resulting in increased risks to road users during icy weather. He also raised concerns regarding the works undertaken on the opposite site of the track to Firbank Old School House where the area has been levelled, gravel laid and a 'No Parking' sign installed on land which is not owned by the property. The track is access for other dwellings and service vehicles and he is concerned this will affect the access for these residents. He asked for clarification regarding whether permission had been applied for/granted for either the pipe or the area of land referred to. He also asked whether the Parish Council had books outlining land ownership in the Parish. The Parish Clerk confirmed that the Parish Council didn't have such records and land ownership records were maintained by the Land Registry.

006/2024 **Councillor Matters**

Councillor Brodie reported that another resident has also raised concerns regarding the works undertaken adjoining the track by Firbank Old School House and stated that this location is a public parking space needed for resident vehicles where they are unable to drive up the track in bad weather. The resident objects to the implication made by the works and sign that this is private land.

007/2024 **Updates on Ongoing Issues and Actions**

a) Windermere Ferry

Councillor Brodie reported that there have been times when the ferry has not been operating in recent months due to high water levels, high winds and mechanical problems. It was closed the previous week so works could be undertaken on the ramp, though she does not know whether the works have been completed. There is a Teams meeting of the Ferry group in February which she will attend. She confirmed that at present the Unitary Council is looking at improvements to the ferry service rather than a replacement for The Mallard, including radar, which should improve the frequency the ferry can operate in inclement weather conditions.

- b) Road gritting/snow ploughing arrangements  
 Councillor Brodie reported that a meeting has been arranged between Unitary Highways and the local Parish Councils by Unitary Councillor S Pender on 29<sup>th</sup> January in relation to winter maintenance. Priorities to raise at the meeting include – Parish Councils being permitted to employ contractors to snow plough/grit minor roads, clarification regarding training required for contractors, access to grit supplies for contractors.  
**Resolved** Available Councillors to attend the Highways meeting.
- c) Requested new Grit Box at Near Sawrey  
 The Clerk reported that a grit heap request at Near Sawrey had been denied as the hill was not steep enough. She has referred this to Councillor Pender.
- d) Council Land  
 The Clerk confirmed that Alistair Irvine has looked at the repairs required on the path and suggests including a small mound of sub base at road side to assist in diverting water.  
**Resolved** To proceed with repairs including the suggested sub base.
- e) Environmental & Water Quality  
 Councillors Brodie and Denyer attended a United Utilities information event and received booklets outlining the proposals for water storage projects in Near Sawrey. Councillor Denyer asked whether United Utilities had contacted residents and was advised that they will be notified when the Planning Application is submitted. Councillor Denyer reported that the National Trust have also submitted questions to United Utilities regarding the planned works but no response has been received. The Clerk reported that she had submitted questions to United Utilities but no response had yet been received.  
**Resolved**
- i) To contact United Utilities requesting a response to the questions already asked.
  - ii) To consider the situation jointly with the National Trust at the next Parish Council meeting.
- Councillor Brodie advised that volunteers are being sought for monitoring of the water quality in Wilfin Beck, working with the South Cumbria Rivers Trust. Details are available in the Esthwaite Link and also on the noticeboards.
- f) Improving Footpath Signage  
 Councillor Brodie reported that the National Trust had advised the proposed footpath sign was too large for the planned location near Tarn Hill Playground. She will meet with the National Trust in relation to discuss options.
- g) Harrowslack Lake Shore  
 Councillor Keighley reported that there has been an increase in the number of campers and fishermen at Harrowslack since the New Year. She asked the National Trust whether the security patrols were continuing and was advised they ended in October, so any antisocial behaviour should be reported to the police. The 'No Camping' signs have disappeared. Councillor Keighley is meeting with P Farrington of the National Trust next week in relation to the National Trust and the lake shore. The National Trust have arranged drop ins regarding Harrowslack (The Café In The Courtyard at Claife Viewing Station 2 to 4 pm on 17/02/2024 & 10 am to noon on 25/02//2024. Braithwaite Hall, Far Sawrey 5 to 7 pm on 20/2/2024) which are being advertised in the Esthwaite Link, they will also be on the Parish Council Noticeboards and website. The National Trust hope to finish the larch tree work by early February 2024.
- h) CALC training courses  
 The Clerk reported that CALC can provide online Councillor Planning training for a group for a total of £140, with no restrictions on numbers of participants.  
**Resolved** To contact neighbouring Parish Councils to ask whether they are interested in participating and sharing the cost (Hawkshead, Skelwith, Satterthwaite & Coniston).
- i) Registering Parish Council Land  
 Councillor Brodie reported that she and the Clerk will meet next week in regard to the documentation, then contact the solicitor regarding registration.

008/2024 **New Agenda items**

- a) 20 mph speed limit on Wray road  
 Councillors Denyer and Whitworth have spoken to local residents and only a couple have raised concerns regarding speeding vehicles. 20 mph limits can only currently be applied for through Westmorland and Furness Council where the current speed limit is 40 mph or lower. Councillor Brodie offered to assist with any resident survey.  
**Resolved** Councillors Denyer and Stanton to investigate speed calming measures and a possible resident survey and report to the next meeting.

b) Council Emergency Plan

The Council does not currently have an Emergency Plan and recent weather events have highlighted a need for an Emergency Plan.

**Resolved** Councillors M Stanton and S Hilton to form a working group to prepare a plan.

c) Signage and drainage on land in front of Firkbank Old School, Far Sawrey

Councillor Brodie reported that she had emailed the owner and received a call from him in response. He advised that the property is currently a holiday let with 2 parking spaces, but the agents may not be advising the location of these on his property. The owner confirmed he would not be claiming the cleared/gravelled land and had no objection to the no parking sign being removed. He also confirmed he had received a letter from Highways regarding the drain discharging onto the road and asked for further advice which he hadn't received.

**Resolved**

- i) To write to the owner requesting that he remove the 'No Parking' sign
- ii) To contact Highways requested an update on the reported drain discharge.

009/2024 **Planning Applications**

a) The following Planning Applications were considered:

- i) 7/2023/5779. The Bield, Cunsey, Ambleside, LA22 0LT. Demolition of the existing boathouse, construction of a replacement boathouse and jetty, localised dredging and associated site works.

**Resolved** To object to the Planning Application for the following reasons:

- The application is for a new building not a replacement as the current structure is not a boathouse.
- It is more than double the size of the current structure in floor space and height.
- Substantial initial and ongoing dredging would be required.
- Sewage disposal would further pollute Lake Windermere.
- No tree protection is indicated in relation to construction works
- The adverse visual impacts as stated in the previous refusal by LDNPA still apply.

- ii) T/2024/0009. Wilfin Cottage, Far Sawrey, Ambleside, LA22 0LQ. Reduce by 2.5m 2 Holly Trees and one Apple Tree.

**Resolved** No objections.

- iii) T/2024/0003. Lakefield, Near Sawrey, Ambleside, LA22 0JZ. Fell 1 red cedar (T1).

**Resolved** No objections.

- iv) 7/2023/5255. Pearsall House, The Ferry Landing, Far Sawrey, LA22 0LP. Conversion and change of use to hotel with associated landscaping. New Drainage Strategy document.

**Resolved** To object to the New Drainage Strategy document for the following reasons:

- There is already an existing mains drainage connection to the site, so no need to create a new drainage system which would discharge into Lake Windermere.
- The new drainage system is located within 30 metres of the borehole which provides drinking water to the site and adjoining properties. This is less than the 50 metres specified by the Environment Agency and would create a risk of contamination of the fresh water supply.
- The proposed Sewage Treatment Plant is located on the area designated in the previously submitted plans for a vehicle turning area. This Plant must be above the high water level so this area will not be able to be used by turning vehicles.
- The submitted drawings include an additional terrace to the south of the site, which has not been included in the plans considered by the Development Control Committee.

b) The following Planning Application (for information not consultation) was noted:

- i) T/2024/0007. Lakefield, Near Sawrey, Ambleside, LA22 0JZ. 5 day notice to fell a dangerous Yew tree to ground level.

c) The following Planning Decisions were noted:

- i) T/2023/0179. St Peter's Church, Claife, Far Sawrey, LA22 0LH. Cypress tree (listed as Leylandii Conifer in notification) - Crown raise by 1.8 m above ground level. No objection.
- ii) 7/2023/5716. Bryers Cottage, Far Sawrey, Ambleside, LA22 0LW. Replacement of timber jetty on same footprint. Granted with conditions relating to plans.
- iii) 7/2023/5733. High Cunsey Farm, Cunsey, Ambleside, LA22 0LT. Stationing of 2 caravans on the land. Certificate of Lawfulness Refused.
- ii) 7/2023/5668. Aspland House, Near Sawrey, Cumbria, LA22 0JZ. Amendment to local occupancy to correspond with current Supplementary Planning Document, condition 3 on

planning permission 7/2018/5052, two detached dwelling houses for local needs with ancillary parking and access. Granted with conditions.

- iii) 7/2023/5739. Peaks Barn, 1 Woodrose Mews, Near Sawrey, Ambleside, LA22 0LE. Removal and installation of skylights as shown on submitted plans. Certificate of Lawfulness Granted.

010/2024 **Financial Matters**

a) Bank Balance

Noted that the bank balance at 31 December 2023 was £15,650.85.

b) Quarterly Financial Report

The Clerk outlined the Quarterly Financial Report including Budget comparison and Bank Reconciliation.

**Resolved** To approve the Quarterly Financial Report.

c) Payment of Accounts

**Resolved** To authorise payment of the following accounts:

Community Heartbeat Trust (Emergency Near Sawrey Defib Phone)	£72.00
Clerk's Salary (01/10/23 – 31/12/23)	£697.58
Clerk's Travel (31/10/2023 & 12/12/2023) @ NJC rates	£29.25

d) 2024/25 Budget and Precept

The Clerk outlined a proposed Budget and Precept for 2024/25.

**Resolved** to adopt the proposed budget and set a Precept of £10,000 for 2024/25.

011/2024 **Highways**

a) Highways items to be reported

A resident has reported water flowing down the track by the Institute in Far Sawrey due to a blocked drain.

**Resolved** To report to Highways.

b) Highways items reported

Reference	Details	Response
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/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/70844	White lines faded at junction with B5285, half way up the ferry hill road.	Assigned to Highways Team
EI/119690	Blocked grid near High Wray Farm	Assigned to Highways Team
EI/131765	Tarmac infill eroded- B5285 from Hawkhead to Sawrey East side of Pool Bridge	Assigned to Highways Team
EI/131782	Drain blocked with debris. B5285 at Far Sawrey	Assigned to Highways Team
EI/147748	Edge of road and potholes B5285 between Near and Far Sawrey	Assigned to Highways Team
EI/148768	Grit bin requested for Near Sawrey	Refused
EI/156272	A pipe has been installed by a resident which discharges directly onto the B5285 Road.	Householder contacted
EI/161952	Spoil from Brant Howe dumped on B5285 ferry hill	Assigned to Highways Team
EI/164653	Deep culvert on B5285 by water trough on right hand side of road if traveling from Near Sawrey .	Close but further works required
EI/166424	Fence alongside the road has collapsed due to the posts being rotten adjacent to Chapel Cottage, LA220LQ.	Assigned to Highways Team
EI/176534	Top of Ferry Hill, Far Sawrey. Close to electronic sign that shows whether ferry operating. Grit bin needs refilling	Completed
EI/176539	B5285 at junction with Cuckoo Brow Lane, Far Sawrey, LA22 0LQ. Grit Bin needs refilling	Completed
EI/176546	Ferry slipway at Far Sawrey - Grit bin needs refilling	Completed
EI/176550	A large slab of rock has fallen from rock face on B5285 near Ash Landing.	Assigned to Highways Team
EI/178712	Grit heap requested for road from Near Sawrey down to bottom of Esthwaite.	Refused
EI/185625	Grit bin requested for Stones Lane, Near Sawrey	

012/2024 **Correspondence (for information only)**

The circulated correspondence was noted.

013/2024 **Date of Next Meeting**

Noted that the next Parish Council meeting will take place at 7.30 pm on Tuesday 5th March 2024 at High Wray Village Hall.

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Signed & Approved by (Chair)

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Date