

South Lakeland District Council
Lake Administration Committee
Friday, 5 July 2019

**Encroachment Application to install a new wooden
jetty and concrete slipway to include dredging
at Hodge Howe Watersports Centre Windermere**

Portfolio:	Not Applicable
Report from:	Simon Rowley - Director of Customer and Commercial Services
Report Author:	Frankie Flannigan – Principal Lake and Parking Services Officer
Wards:	Windermere
Forward Plan:	Not Applicable

1.0 Expected Outcome

1.1 That approval be given to an application for permission to install a new wooden jetty and concrete slipway to include dredging at Hodge Howe, Windermere.

2.0 Recommendation

2.1 It is recommended that the Committee:

2.1.1 delegate the authority to the Director of Customer and Commercial Services to grant permission, subject to the completion of a revised commercial encroachment agreement, for the following at Hodge Howe, Windermere:

- a) installation of a new wooden jetty;**
- b) installation of a concrete slipway;**
- c) undertaking dredging.**

3.0 Background and Proposals

3.1 An application has been received to install a new jetty and slipway in a location not previously used at Hodge Howe Water Sports Centre Windermere. Hodge Howe forms the 3rd campus of Windermere School (previously known as St Anne's School, Windermere). Hodge How is located on the Eastern shore of Windermere.

3.2 The application provides details of the construction of the new jetty to be a traditional timber construction with wooden piles measuring 39.14m² and the construction of the concrete slipway measuring 30.2m². A cofferdam will be in place whilst the works are carried out. These dimensions are approximate until a full survey is carried out by Lambert Smith Hampton on completion.

3.3 The applicant has also provided details of the dredging and that will cover an area of 200m with a depth of up to 2m in places. All spoil will be stored in skips until drained, then disposed of at a registered site.

3.4 The applicant has provided confirmation of the approved planning consent by the Lake District National Park Authority and a copy is attached. Environmental Agency approval has also been received

4.0 Consultation

4.1 Informal consultation has taken place with the Lake Wardens. The Principal Lake and Parking Services Officer is also in possession of all relevant consents, risk assessments, method statements and plans from the applicant. Please see appendices.

5.0 Alternative Options

5.1 The Committee could decide to refuse the application, however this action is not recommended as there are no boundary issues, planning permission has been granted by the LDNPA and the Environment Agency approval has been issued.

6.0 Links to Council Priorities

6.1 Not Applicable.

7.0 Implications

Financial, Resources and Procurement

7.1 A new commercial encroachment agreement will be required as the proposed jetty and slipway will generate new rental income.

Human Resources

7.2 There are no staff implications

Legal

7.3 A new encroachment agreement will be required following confirmation of agreed terms by the Council's property agents, Lambert Smith Hampton (LSH).

Health, Social, Economic and Environmental

7.4 Have you completed a Health, Social, Economic and Environmental Impact Assessment? No.

7.5 If you have not completed an Impact Assessment, please explain your reasons: A sustainability impact assessment has not been carried out as this is an individual application which has already been granted planning permission and Environment Agency consent.

7.6 Summary of health, social, economic and environmental impacts: Not Applicable

Equality and Diversity

7.7 Have you completed an Equality Impact Analysis? No

7.8 If you have not completed an Impact Assessment, please explain your reasons: No equality and diversity implications arise out of this proposal.

7.9 Summary of equality and diversity impacts: Not Applicable.

Risk

Risk	Consequence	Controls required
The Committee refuse the application.	It is likely that it will be challenged by the applicant	Approve the construction of the jetty and slipway as detailed. The Principal Lake and Parking Services Officer and Lake Wardens are both Content with the application submitted.

Contact Officers

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Appendices Attached to this Report

Appendix No.	Name of Appendix
1	Planning notice decision
2	Notification of Environmental Agency consent
3	Application for encroachment
4	Application for dredging
5	Construction method statement
6	Risk assessment
7	Location plan
8	Proposed layout plans

Background Documents Available

Name of Background document	Where it is available
Not Applicable	

Tracking Information

Signed off by	Date sent
Legal Services	31/05/19
Section 151 Officer	31/05/19
Monitoring Officer	
SMT	

Circulated to	Date sent
Assistant Director	31/05/19
Human Resources Manager	
Communications Team	
Leader	
Committee Chairman	
Portfolio Holder	
Ward Councillor(s)	

Circulated to	Date sent
Committee	
Executive (Cabinet)	
Council	