You are requested to attend a meeting of
the Lake Administration Committee
on Friday, 16 December 2011, at 10.00 a.m.
in the Wesley Room at Ambleside Parish Centre

Committee Membership

South Lakeland District Council

Ben Berry          Roger Bingham          Rob Boden
Sandra Britton (Vice-Chairman)  Colin Davies          Philip Dixon
Andrew Gardiner    Brenda Gray            Heidi Halliday
Chris Holland      John Holmes            Vivienne Rees
Andy Shine         Hilary Stephenson (Chairman)  Ted Walsh
David Williams

Lakes Parish Council

Elwyn Bradshaw    Leslie Johnson           Phillip Thompson

Windermere Town Council

Kathleen Atkinson  Jennifer Borer          Adrian Legge
William Smith     Jo Stephenson

8 December 2011 (date of despatch)
Debbie Storr, Corporate Director (Monitoring Officer)

For all enquiries, please contact:-
Committee Administrator:  Janine Jenkinson
Telephone:  01539 733333  Ext.7493
e-mail:  committeeservices@southlakeland.gov.uk
AGENDA

PART I

1. APOLOGIES
   To receive apologies for absence, if any.

2. MINUTES
   To authorise the Chairman to sign, as a correct record, the minutes of the
   meeting of the Committee held on 26 August 2011.

3. DECLARATIONS OF INTEREST
   To receive declarations by Members of personal and prejudicial interests in
   respect of items on this Agenda.
   
   If a Member requires advice on any item involving a possible declaration of
   interest which could affect his/her ability to speak and/or vote, he/she is advised
   to contact the Monitoring Officer at least 24 hours in advance of the meeting.

4. LOCAL GOVERNMENT ACT 1972 – EXCLUDED ITEMS
   To consider whether the items, if any, in Part II of the Agenda should be
   considered in the presence of the press and public.

5. PUBLIC PARTICIPATION
   Any member of the public who wishes to ask a question, make representations
   or present a deputation or petition at this meeting should apply to do so before
   the commencement of the meeting. Information on how to make the application
   can be obtained by viewing the Council’s Website www.southlakeland.gov.uk or
   by contacting the Democratic Services Manager on 01539 717440.

   (1) Questions and Representations
   To receive any questions or representations which have been received
   from members of the public.

   (2) Deputations and Petitions
   To receive any deputations or petitions which have been received from
   members of the public.

6. WINDERMERE LAKE STRATEGY WORKING GROUP
   To note the minutes of a meeting of the Windermere Strategy Working Group
   held at the National Park Visitor Centre, Brockhole at 10.00 am on 11 October
   2011.

7. JOINT LAKE DISTRICT NATIONAL PARK AUTHORITY AND SOUTH
   LAKELAND DISTRICT COUNCIL WORKING ARRANGEMENTS
   To note the changes to joint working arrangements and consider the District
   Council Member representation on the revised Windermere Strategy Working
   Group.

8. WINDERMERE LAKE USER FORUM
   To inform the Lake Administration Committee of proposals for enhanced
   communication with the Lakes User Forum.

9. LAKE WINDERMERE FEES AND CHARGES 2012/13
   To provide details of the proposed fees and charges applicable for Lake
   Windermere 1 April 2012 to 31 March 2013.
<table>
<thead>
<tr>
<th>10.</th>
<th><strong>2012/13 REVENUE BUDGET: LAKE ADMINISTRATION SERVICES</strong></th>
<th>33 - 38</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>To note the latest draft budgets for the Lake Windermere service for 2012/13.</td>
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<td>11.</td>
<td><strong>FERRY NAB DEVELOPMENT</strong></td>
<td>39 - 46</td>
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<td></td>
<td>To provide an update on the current proposals for Ferry Nab development and the future strategy for Ferry Nab.</td>
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<td>12.</td>
<td><strong>APPLICATION TO REPLACE AN EXISTING JETTY AND BUILD A NEW JETTY AT WEST WINDS, STORRS</strong></td>
<td>47 - 54</td>
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<td></td>
<td>To advise Members of an application to replace and extend one jetty and install an additional jetty at West Winds, Storrs, along with necessary dredging of the site.</td>
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**PART II**

Private Section (exempt reasons under Schedule 12A of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, specified by way of paragraph number)

<table>
<thead>
<tr>
<th>13.</th>
<th><strong>WINDERMERE LAKE TITLE</strong></th>
<th>55 - 58</th>
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<tr>
<td></td>
<td>To inform the Lake Administration Committee of the continued work on the administration of the Windermere Lake Boundary and challenges to the Council’s title.</td>
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<td><em>Information relating to the financial affairs of any person (including the authority holding that information (Paragraph 3)</em></td>
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<td><em>Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings (Paragraph 5)</em></td>
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LAKE ADMINISTRATION COMMITTEE

Minutes of the proceedings at a meeting of the Committee held in the Council Chamber at Broad Street, Windermere, on Friday, 26 August 2011 at 10.00 a.m.

Present

Councillors
Ben Berry       Roger Bingham       Rob Boden
Sandra Britton  Colin Davies       Brenda Gray
Hilary Stephenson  Ted Walsh       David Williams

Representing Lakes Parish Council
Leslie Johnson

Representing Windermere Town Council
Kathleen Atkinson  Jennifer Borer  Jo Stephenson

Apologies for absence were received from Councillors James Airey, Philip Dixon, Chris Holland, John Holmes and Andy Shine, Lakes Parish Councillor Elwyn Bradshaw and Windermere Town Councillors Adrian Legge and Bill Smith.

Officers
Stuart Douglas    Senior Lake Warden
Emma Ludlam      Scrutiny Officer
Jim Maguire       Enterprise Manager
Matthew Neal      Solicitor to the Council

LAC/012 MINUTES

RESOLVED – That the Chairman be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on 10 June 2011, subject to the inclusion of Councillor Bingham’s apologies for that meeting.

LAC/013 DECLARATIONS OF INTEREST

RESOLVED – That it be noted that Councillor Ted Walsh declared a personal interest in Minute No. LAC/016.

LAC/014 LOCAL GOVERNMENT ACT 1972 – EXCLUDED ITEMS

RESOLVED – That it be noted that there were no items in Part II of the Agenda.

LAC/015 PUBLIC PARTICIPATION

RESOLVED – That it be noted that no questions, representations, deputations or petitions had been received in respect of this meeting.

Note – Councillor Ted Walsh declared a personal interest in the following item of business by virtue of being the Ward Member for the area involved and being an acquaintance of the owner of the neighbouring property.
The Enterprise Manager advised that an urgent application had been received from Manchester City Council, seeking permission to construct a new wooden jetty at Ghyll Head. This was to be used in conjunction with the Ghyll Head Outdoor Centre and was designed to be able to facilitate access to boards by users with mobility problems. It would be 20 metres in length and 2 metres wide. The current application included a gap of 2 metres between the new jetty and an existing jetty on neighbouring land to the north. This was deemed too narrow, and since the concern had been raised with the applicant they had indicated that they would increase this gap to 2.8 metres should approval be granted.

Councillor Walsh suggested that there may have been a lack of proper consultation with the adjoining landowners. Councillors noted however that planning permission and Environment Agency approval for the new jetty had already been granted and the Committee’s input was required only in relation to the encroachment in the Council’s capacity as landowner.

In addition, the matter of decision-making delegation was raised within the report. Under the current scheme of delegation from the Committee, officers were authorised, in consultation with the Chairman and Vice Chairman of the Committee, to approve jetty extensions of not more than 3 metres, or an otherwise straightforward ‘like for like’ replacement. Approvals would then be reported to the next meeting of the Committee. It was recommended that Members considered extending this delegation to include the following wording: ‘In consultation with the Chairman and Vice-Chairman of the Committee, to approve straightforward applications for a new jetty and report such approvals to the following meeting of the Committee.’ However, Members felt that it was not clear what would be considered a “straightforward” application.

RESOLVED – That

(1) Approval be granted for permission to build the jetty, subject to it being sited 2.8 metres south of the boundary with the adjoining land to the north; and

(2) There be no change to the scheme of delegation to officers from Lake Administration Committee.

The meeting ended at 10.35 a.m.
MINUTES of a meeting of the Windermere Strategy Working Group held at the National Park Visitor Centre, Brockhole at 10.00 am on 11 October 2011.

PRESENT:

Prof J Rowan-Robinson (LDNPA, Chair)  Mrs J Cooke (SLDC)
Ms S Britton (SLDC)  Mr T Walsh (SLDC)
Mrs J Borer (Windermere Town Council)  Mrs V Rees (LDNPA)
Mr B Berry (SLDC)  Ms H Stephenson (SLDC)
Mr D Williams (SLDC)  Mr E Bradshaw (Lakes Parish Council)

OTHERS PRESENT:

Miss R Cathey (LDNPA)  Mrs V Senior (Minutes, LDNPA)
Mr M Eccles (LDNPA)  Mr D Sykes (SLDC)
Mrs S Spicer (LDNPA)  Mr N Wilkinson (WLUF)
Mr J Maguire (SLDC)  Mr S Douglas (SLDC)

APOLOGIES:

Mr G Miller (Environment Agency), Mr R Cartwright (LDNPA)

1 APPOINTMENT OF CHAIR AND DEPUTY CHAIR

Professor Rowan-Robinson was appointed Chair and Mr Berry appointed Deputy Chair.

3 MINUTES

The minutes of the meeting held on 28 March 2011 were agreed.

4 MATTERS ARISING

Membership and remit of the Joint Working Group

To be discussed within formal agenda item 5 of the meeting.

Backbarrow Iron Works

Mr Walsh has not received any information regarding the Backbarrow Iron Works.

Action: Miss Cathey to look into the query and respond to Mr Walsh.

Mandatory insurance for Windermere boat users

At the Strategy Working Group meeting on 28 March 2011, a discussion took place over how we could ensure that all boat users are insured; SLDC
do not have the power to enforce and the LDNP would have to amend the byelaws. This matter refers to action B4.19 in the Windermere Management Strategy. This was discussed as part of section 6 and is minuted below.

**Action:** SLDC to invite the Chair/Deputy Chair of the Windermere Lake User Form to SLDC Windermere Lake Administration Committee meetings.

A member of the Windermere Lake User Forum will attend the Windermere Lake Administration Committee.

5 **REVIEWING OUR JOINT ARRANGEMENTS**

Miss Cathey outlined the paper and the proposal to have only one group with a revised remit and membership that related to the Windermere Strategy.

Mr Walsh suggested adding the word ‘development’ to the new remit in bullet point three, after the word implementation. This was accepted by the group.

A discussion took place regarding the total number of Working Group members from each organisation and ensuring there is true representation of all lake interests both geographically and organisationally. SLDC members agreed that they would need to take the issue of their membership back to Lake Administration Committee in December 2011.

The group agreed in principle to Option A; to agree the proposed amalgamation of the two current working groups and the proposed single remit. SLDC would need to brief Lake Administration Committee at their next meeting, and agree their Working Group membership, which would begin from the next Working Group meeting.

**Action:** SLDC to agree their Working Group Membership at their December 2011 meeting.

6 **WINDERMERE MANAGEMENT STRATEGY ACTIONS – UPDATE**

**Prosperous Economy**

**A4.4** A good deal of progress has been made on the implementation of the Windermere Waterfront Programme projects.

**Action:** Miss Cathey to add Waterhead, Ambleside to the list of Waterfront projects to be reported on in the future.
**World Class Visitor Experience**

**B4.4** Jetty provision: Ms Stephenson would like SLDC to be involved from an early stage and felt it would achieve a better outcome.

**Action:** Miss Cathey to organise for the draft project and feasibility study to be shared with Mr Sykes. Any recommendations or public reports to be shared with Mr Wilkinson (WLUF).

**B4.11** South Lakes Development Trust does not exist anymore and should be replaced with Nurture Lakeland.

**Action:** Miss Cathey to speak to Nurture Lakeland to see if they know they are the lead.

**B4.12/B4.17** Mr Walsh would like to see other water based recreational activities being promoted on and around the lake.

**Action:** B4.17 – Miss Cathey to speak to Cumbria Tourism to see if they have worked with other organisations around the lake.

**B4.18** SLDC, Windermere Town Council and Cumbria Police are heavily involved in ‘Winderclean’ and need adding as lead partners.

**B4.19** Third party insurance. A small task group is to be set up to look into how we could encourage more lake users to take out insurance.

**Action:** B4.18 – Miss Cathey to add SLDC, Windermere Town Council and Cumbria as lead partners.

**Action:** B4.19 - All to let Miss Cathey know if interested in being on the task group.

**Vibrant Communities**

**C4.1** Sustainable transport funding secured for Beacon area in southern, central and south east parts of the national park. Cumbria County Council presented two bids; only the one in the National Park was a success and the LDNPA have been in discussion with Cumbria County Council on how best to deliver.

**Spectacular Landscape – Water Quality**

**D8.1** United Utilities are undertaking research at present into phosphorus levels; requiring an evidence base before future works can be developed and implemented. United Utilities funding and project works occur in 5 year cycles. The next step is the development of a preferred solution strategy for inclusion in the United Utilities submission to OFWAT for AMP6 funding; 2015-2020 and beyond.
**D8.8** The Environment Agency is consulting on the North West Area Drought Programme. At present, the plan makes no reference to the Lake District. A meeting of the Lakes Level Group will take place on Thursday 13 October; topics for discussion include the sluice gates at Newby Bridge, water extraction from Windermere and the Drought Programme.

**D16.12** There was concern that more work needs to be done with water recreation clubs around the lake regarding alien species. Windermere Reflections will be looking into Greener Boating.

### 7 WINDERMERE NAVIGATION BYELAWS UPDATE

Miss Cathey updated the group on the present situation with the Navigation Byelaws.

The LDNPA wish to re-submit the Navigation Byelaws 2008. It is felt that they contain a number of changes that would positively contribute to public safety, environmental protection and enjoyment of the lake. There is a need to clear up the ambiguity over the definition of the speed limit and DEFRA has asked for evidence to show that 10 knots delivers the same outcomes as 10 mph. The WLUF remain in favour of the byelaws and have provided extra evidence. The LDNPA are planning to resubmit the byelaws in April 2012, with additional evidence, and a public consultation will run for an eight week period between November 2011 and January 2012.

Mrs Rees emphasised the importance of a wide-ranging consultation and the need to engage with parishes on Windermere’s western shore.

### 8 WINDERMERE LAKE USER FORUM UPDATE

Mr Wilkinson provided the group with the Forum update.

All working group members have received a copy of the minutes of the meeting held on the 12 September 2011.

Three new Forum members were appointed in August – representing sailing, angling and powered craft. They attended their first meeting in September. Members of the Forum were concerned about costs and procedures relating to boat registration, particularly for members of the public attending short term events on the lake. Forum members also queried how better communications could occur on the lake with the wider sailing community; particularly with regard to non-club sailors. A meeting has subsequently taken place between SLDC’s Lake Administration and Forum members on how communication can be improved.
Mr Walsh asked about the assembly of the agenda for Forum meetings and how communications between SLDC, the LDNPA and lake users could be improved.

**Action:** SLDC and LDNPA to check their data protection policies and consider whether passing on lake-related updates and information to lake users via email addresses is viable.

9 **A REVIEW OF 30 SEPTEMBER WINDERMERE CELEBRATION DAY**

The general consensus was that the day had been valuable and a chance for those people involved in delivery of the Windermere Strategy to get out on the lake; celebrate recent successes and look at future opportunities.

The group agreed that an annual ‘celebration’ and issues-based event would be a useful occurrence and that the scope of the invitation list should be broadened to include the WLUF members.

**Action:** Miss Cathey to liaise with SLDC to make a provisional date for a 2012 event.

10 **DATE OF NEXT MEETING**

Date to be agreed.
South Lakeland District Council  
Lake Administration Committee  

Meeting Date: 16th December 2011  
Report Author: Jim Maguire, Enterprise Manager  
Portfolio: Not Applicable  
Report from: Michael Keane, Assistant Director Social Enterprise  
Wards affected: All comprising and surrounding the Lake  
Key Decision: Not applicable  
Forward Plan: Not applicable  

Joint LDNPA/SLDC Working Arrangements  

1.0 PURPOSE OF REPORT  

This report follows from Agenda item 5 of the Windermere Strategy Working Group of the 11th October 2011. Its purpose is to note the changes to joint working arrangements and consider the District Council member representation on the revised Windermere Strategy Working Group.  

2.0 RECOMMENDATIONS  

It is recommended that the Committee:  

(1) Note the revision to joint working arrangements; and  

(2) Consider and agree the District Council representation on the Group.  

3.0 BACKGROUND  

3.1 At the meeting of the Windermere Strategy Working Group on the 11th October 2011 an action was agreed that SLDC would agree its working group membership at its December 2011 meeting.  

3.2 At the October meeting, the Group received a report detailing the current joint working arrangements as regards the Lake District National Park Authority and SLDC and the related membership. It was agreed that the Windermere Joint Members Working Group would be disbanded and its function amalgamated with the Windermere Strategy Working Group. A copy of the report is attached at Appendix 1. The Group were further asked to consider the issue of its membership.. The District Council Members present preferred there to continue
to be 4 District Council Member representatives, drawn from the Lake Administration Committee. This was agreed.

4.0 RESEARCH AND CONSULTATION
4.1 The minutes of the working group are on this agenda.

5.0 PROPOSAL
5.1 Members are asked to note the revision to joint working arrangements and to consider and agree the District Council membership on the revised Windermere Strategy Working Group. The change to joint working arrangements does not affect the representation of Parish and Town Councils and as such it is suggested that representation remains as current.

6.0 ALTERNATIVE OPTIONS
6.1 No alternative proposal is suggested.

7.0 NEXT STEPS
Details of the membership will be passed to the Lake District National Park Authority.

8.0 IMPLICATIONS
8.1 Financial and Resources
There are no financial implications to this proposal.

8.2 Human Resources
There are no human resources implications to this proposal.

8.3 Legal
There are no legal implications arising out of this proposal.

8.4 Social, Economic and Environmental Impact
8.4.1 No impact assessment has taken place. It is considered that the proposal is neutral in respect of social economic and environmental impact.

9.0 RISK ASSESSMENT

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<tr>
<th>Risk</th>
<th>Consequence</th>
<th>Controls required</th>
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<tbody>
<tr>
<td>Not agreeing a revised membership</td>
<td>Loss of representation on the Working Group</td>
<td>Agree membership</td>
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10.0 EQUALITY AND DIVERSITY
10.1 No equality impact assessment has taken place. It is considered that the proposal is neutral in respect of equalities.

11.0 LINKS TO THE CORPORATE PLAN AND PERFORMANCE INDICATORS
Work with partners to review and manage our public assets.

12.0 CONCLUSION AND EXPECTED OUTCOMES
The Councils continued engagement with the Lake District National Park Authority and partners will ensure the continued strategic management of the Lake.

APPENDICES ATTACHED TO THIS REPORT

<table>
<thead>
<tr>
<th>Appendix No.</th>
<th>Description</th>
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<tr>
<td>1</td>
<td>Copy of report to the Windermere Strategy Working Group, 11th October 2011.</td>
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CONTACT OFFICERS

Jim Maguire, Enterprise Manager – j.maguire@southlakeland.gov.uk

TRACKING

<table>
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<tr>
<th>Assistant Director</th>
<th>Portfolio Holder</th>
<th>Solicitor to the Council</th>
<th>CMT</th>
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Joint LDNPA/SLDC Working Arrangements–
APPENDIX 1

PURPOSE OF APPENDIX

1 The purpose of this Appendix is to provide a copy of the report to the Windermere Strategy Working Group of the 11th October 2011.

Reviewing our Joint Arrangements.

1 Summary

The Lake District National Park (LDNP) and South Lakeland District Council (SLDC) wish to review the membership, remit and scope of the strategic and operational working groups that provide advice and guidance on the management of Windermere.

Recommendation: That both the Windermere Strategy Working Group and the Joint Members Working Group consider a review of Joint Arrangements

And

a. Windermere Joint Members Working Group be disbanded, and;

b. Windermere Management Strategy Working Group, in addition to its current strategic remit and overview, considers operational lake matters.

2 Background

2.1 At the March 2011 meeting of the Windermere Management Strategy Working Group, Members decided to delay any decisions regarding Group membership in anticipation of the May local elections and until the subsequent Annual meetings of both authorities had taken place.

2.2 Correspondingly, at the March 2011 meeting of the Windermere Joint Members Working Group, both authorities agreed to reconsider the need and remit of the Group.

2.3 LDNP Members and SLDC Councillors are now appointed to the working groups. The same constituents sit on both working groups. Therefore it is in our joint interests to make efficient use of resources; people and costs, and consider merging the two working groups and agree a remit.

2.4 The 2011 Windermere Management Strategy is now in place and we are working to deliver the actions in it. Uniting the strategic and operational working groups would reflect a dynamic, partnership approach to the delivery of the Strategy.
The current context

3.1 The Windermere Management Strategy Working Group was set up in 2005 to provide advice and guidance for implementing and prioritising Strategy actions in each financial year and to ensure that they were being effectively delivered.

3.2 The Windermere Joint Members Working Group was established prior to the Management Strategy Working Group and considers options for the co-ordination of our lake services in the provision of practical lake management and lake patrolling.

3.3 The two working groups currently coexist in the following format:

<table>
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<tr>
<th>Group:</th>
<th>Windermere Management Strategy Working Group</th>
<th>Windermere Joint Members Working Group</th>
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| Remit: | • To steer the delivery and review of the Windermere Management Strategy;  
       • to be a forum for discussing all strategic matters concerning Windermere, and make recommendations to the appropriate Committee where relevant; and  
       • to consider applications for exemption to the byelaws and to make recommendations direct to the Authority.  
       | • To consider jointly with three members of the South Lakeland District Council, issues relating to the practical development of the lake and the operation of the joint Lake Patrol Team.  
       |
| Membership: | 3 x LDNP Members, 4 x SLDC Councillors, 1 x Windermere Town Councillor, 1 x Lakes Parish Councillor, Chair (or deputy) of the Windermere Lake User Forum.  
In attendance: | 4 x LDNP officers plus secretariat support, 3 x SLDC officers  
Environment Agency (advisor), South Lakes Development Trust (advisor)  
In attendance: | 4 x LDNP officers plus secretariat support and 4 x SLDC officers.  

Meeting occurrence: | Biannually – following the Windermere Lake User Forum meetings normally in March and | Biannually – following the Windermere Lake User Forum meetings normally in |
Chairing arrangements: Chairmanship is elected biennially – Sir John Kerr retired from the Authority half way through his two year term. Chairmanship rests with LDNP until April 2012. The deputy chair was Kath Atkinson. Chairmanship is elected biennially – Kath Atkinson retired from the District Council half way through her two year term. Chairmanship rests with SLDC until April 2012. The deputy chair was Sir John Kerr.

Secretariat: Currently provided by the LDNP. Currently provided by the LDNP.

4 The proposed revised context

Group: Windermere Management Strategy Working Group

Remit:
- To advise and guide the delivery and review of the Windermere Management Strategy;
- to be a forum for discussing all strategic matters concerning Windermere.
- to consider issues relating to the Authorities’ respective provision of Lake services.
- To make recommendations to the appropriate decision making Committee where relevant

Membership:
3 x LDNP Members, 3 x SLDC Councillors, 1 x Windermere Town Councillor, 1 x Lakes Parish Councillor and Chair (or deputy) of the Windermere Lake User Forum.

In attendance:
LDNP officers and SLDC officers as required by the Agenda

Advisors:
Environment Agency.

Meeting occurrence: Biannually – following the Windermere Lake User Forum meetings normally in March and September.

Bespoke, additional meetings / visits may be called as required by the remit.

Chairing arrangements: The new working group will require the election of a chair and a deputy. The chair and the deputy should come from alternate authorities respectively, each with tenure of two years. It is suggested that the LDNP chair the 11 October meeting and, at that meeting, a new chair and deputy are elected for the
5 Options

5.1 Option A. To agree the proposed amalgamation of the two current working groups and the proposed single remit.

5.2 Option B. To agree the proposed amalgamation of working groups and remit with minor changes.

5.3 Option C. To retain the two separate working groups and existing remits.

6 Policy Context

6.1 Since the original Windermere Management Strategy was produced in 2005, the Vision for the Lake District National Park has been agreed by the Lake District National Park Partnership as a mechanism to bring together everyone to achieve the purposes of the National Park.

6.2 The following extracts from the Vision and Lake District National Park Management Plan are of particular relevance to Windermere;

i. **Vision**: High quality and unique experiences for visitors within a stunning and globally significant landscape; and

ii. **Partnership Plan**: VE5: Making the most of the landscape and nature as the backdrop for outdoor leisure experiences for all, particularly the next generation of returning visitors - from relaxing and tranquil to adventurous and exhilarating.

6.3 The Windermere Management Strategy 2011 will play a key role in achieving the Vision and the following actions relate specifically to the discussion in this paper;

i. **B4.2**: Maintain an effective Lake Patrol Team, with good communications between it and other agencies, lake side businesses and users.

ii. **B4.3**: Maintain an effective Lake Warden service.

iii. **B4.7**: Support the Windermere Lake User Forum to provide advice, guidance and challenge to help us deliver the strategy and action plan.
WINDERMERE LAKE USER FORUM

1.0 PURPOSE OF REPORT

1.1 To inform Lake Administration Committee of proposals for enhanced communication with the Lakes User Forum

2.0 RECOMMENDATION

1. That the proposals for improved engagement with the Windermere Lake User Forum as detailed in section 5 of this report be approved.

2. That consideration is given to other ways in which the Committee can work more closely with the Lake User Forum in gathering views of the people and organisations that use Windermere Lake.

3.0 BACKGROUND

3.1 At the 1 April 2011 meeting of this Committee there was general approval of the notion of inviting a representative of Windermere Lake User Forum to attend a future meeting of the Committee. At a subsequent meeting on 10 June 2011 officers undertook to pursue discussions on this topic.

4.0 RESEARCH AND CONSULTATION

4.1 A dispute arose at the time of the 1974 re-organisation of local government when Windermere Parish Council objected to the transfer from Windermere Urban District Council to South Lakeland District Council of the lake bed. This argument was settled by an agreement dated 21 April 1975 whereby South Lakeland District Council created a Lake Administration Sub-Committee for the lake on which members of the Lakes and Windermere Parishes could be voting members. By virtue of this agreement SLDC has bound itself to administer the lake directly through Lake Administration Committee.

4.2 As provided for in the 1975 agreement the Lake Administration Committee deals with all matters comprising the Council's ownership of Windermere and any properties which relate to such ownership. Its membership comprises 24 Members of which are 16
Elected Members from SLDC and 8 are co-opted Members nominated by the Lakes Parish Council (3) and Windermere Town Council (5).

4.3 Windermere Lake User Forum is an independent group that provides advice and comment to help deliver the Windermere Management Strategy. It acts as a consultative forum for communication with Lake District National Park Authority and SLDC. It seeks to accurately and objectively gather the views of Windermere Lake Users and provides advice on issues affecting them. It receives reports on the delivery of the Windermere Management Strategy.

4.4 The Membership of the Lake User Forum comprises 11 members representing all lake users in their relevant group, rather than any particular club or organisation. These comprise canoeists (1), outdoor activity centres (1), anglers (1), sailors (2), swimmers (1), powered craft (1), commercial users (1), transport providers (1), general user (1).

4.5 Discussion has taken place with between the Corporate Director (Monitoring Officer) and the Chairman and Vice Chairman of this Committee and representatives of the Lake User Forum. The 1975 agreement fixed the constitution of the Lake Administration Committee and the discussion has taken place within such context.

4.6 The proposals that have arisen from these discussions are summarised in section 5 of this report. Members are also invited to consider whether and how the Committee can work more closely with the Windermere Lake User Forum in gathering views of the people and organisations that use Windermere Lake.

5.0 PROPOSAL

5.1 It is proposed those minutes of Windermere Lake User Forum to be circulated to all Committee Members when received. It is also proposed that the Chairman of this Committee should, following Lake User Forum meetings, determine in conjunction with SLDC officers whether there are any agenda items required for future discussion by Lake Administration Committee.

5.2 It is also proposed that on the first meeting of Lake Administration Committee in the Municipal year Lake Administration Committee shall have a standing item on the agenda to receive formal feedback on the activities of Lake User Forum. The Chair of the Lake User Forum shall be provided with an opportunity to address the Committee about the Forum’s work and to enable Committee Members to ask him/her any questions on the work of the Forum.

6.0 ALTERNATIVE OPTIONS

6.1 The council could seek to review the 1975 agreement to include other parties within the membership of the Lake Administration Committee. That is not recommended as all aspects of the arrangements would then be open to review. Depending on the nature of any changes, there could be the need to seek amendments to current statutory provisions which could be time consuming and costly due to the need to engage parliamentary agents.

6.2 Windermere Lake User Forum could be reminded of the facility to exercise the right to speak under the current Public Participation Scheme. That would be not be an enhancement compared to the current arrangements.

7.0 CONSULTATION ARRANGEMENTS

7.1 The consultation process has comprised various discussions between representatives of the Council and the Lake User Forum.
8.0 NEXT STEPS
8.1 If the recommendations are approved this should enable a better working relationship between officers, members of the Committee and the Lake User Forum.

9.0 IMPLICATIONS
9.1 Financial and Resources
9.1.1 There are no financial implications arising out of the subject matter of this report.

9.2 Human Resources
9.2.1 The subject matter has no Human Resources implications.

9.3 Legal
9.3.1 There are no legal implications in relation to the recommendations.
9.3.2 There would be considerable costs arising out of any attempt to amend the provisions of the 1975 agreement as referred to in paragraph 6.1 of this report. In particular there would be substantial costs involved in engaging parliamentary agents to seek to make any necessary amendments to the legislation which, amongst other matters, makes provision for voting rights for co-optees.

9.4 Social, Economic and Environmental Impact
9.4.1 A sustainability impact assessment not been carried out. This proposal is considered to have a neutral impact on sustainability.

10.0 RISK ASSESSMENT

<table>
<thead>
<tr>
<th>Risk</th>
<th>Consequence</th>
<th>Controls required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Those other organisations seek to have enhanced recognition by the Committee.</td>
<td>Officer time spent in considering such proposals.</td>
<td>Any such proposals to be dealt with on a case by case basis.</td>
</tr>
</tbody>
</table>

11.0 EQUALITY AND DIVERSITY
11.1 An equality and diversity impact assessment has not been carried out, as the subject matter has no direct relevance to such issues. In terms of equality issues increased communication between the Committee and the Forum should enable any issues relating to equality to be more easily identified.

12.0 LINKS TO THE CORPORATE PLAN AND PERFORMANCE INDICATORS
12.1 The actions in this report are relevant to the Corporate Plan requirement for the Council to work with partners to review and manage our public assets.

13.0 CONCLUSION AND EXPECTED OUTCOMES
13.1 The proposals in this report should assist in enabling the Committee to better prioritise and plan its work programme.

APPENDICES ATTACHED TO THIS REPORT
N/a

CONTACT OFFICERS
Matthew Neal, Solicitor to the Council. Tel 01539-797766
E mail m.neal@southlakeland.gov.uk

BACKGROUND DOCUMENTS AVAILABLE
<table>
<thead>
<tr>
<th>Assistant Director</th>
<th>Portfolio Holder</th>
<th>Solicitor to the Council</th>
<th>CMT</th>
<th>Scrutiny Committee</th>
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<tr>
<td>2 December 2011</td>
<td>N/a</td>
<td>Report author</td>
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<th>Council</th>
<th>Section 151 Officer</th>
<th>Monitoring Officer</th>
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<tbody>
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<td>N/a</td>
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<td>2 December 2011</td>
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| Human Resource Services Manager | | | | |
|---------------------------------| | | | |
| N/a                             | | | | |
PART I

South Lakeland District Council
Lake Administration Committee

Meeting Date: 16th December 2011
Report Author: Jim Maguire Enterprise manager
Portfolio: Not Applicable
Report from: Assistant Director Social Enterprise
Wards affected: All
Key Decision: Not Applicable
Forward Plan: Not Applicable

Lake Windermere Fees and Charges 2012/13

1.0 PURPOSE OF REPORT

1.1 This report provides details of the proposed Fees and Charges applicable for Lake Windermere 1 April 2012 to 31 March 2013.

2.0 RECOMMENDATIONS

It is recommended that the Committee approve the proposed Fees and Charges for 2012/13 as detailed in Appendix A.

3.0 BACKGROUND

3.1 The following report details the fees and charges proposed for the year commencing 1st April 2012 until the 31st March 2013. As in previous years there are pressures to maximise income and improve efficiency and the following paragraphs and appendix provide details of how the proposals look to achieve the aims of the medium term financial plan.

3.2 The proposed fees whilst mindful of the requirements of the Medium Term Financial Plan (MTFP) also take account of other commercial activity on the Lake and of what the market place will stand in terms of increase and in some cases a decrease in fee is suggested to promote further business growth.

4.0 RESEARCH AND CONSULTATION

4.1 In preparing these fees and charges consultation has taken place with users of the facilities, albeit on an informal basis, to establish how the economic climate is effecting usage and service take up. The growth from these areas shows that
the current charging policy is allowing the Council to grow usage and to meet income targets; it is therefore a good indication that the current approach is correct. The MTFP suggests that an increase of RPI plus 1% is desirable and at the current RPI this would be circa 6%. The largest increase detailed in the proposal is within moorings where a 4.5% increase is suggested. This is below the 6% suggested growth in this area however an increase in this order may have a detrimental effect on service take up and consequently income.

4.2 Consideration has also been given to the impact of fees from the commercial operators on the lake. 66% of the total Council income at the lake is derived from the casual use of facilities from mooring holders, storage clients and slipway users.

4.3 Consideration has also been taken of the alteration to the charging mechanism for encroachments and a further year without rise has been suggested to allow this new scheme to become established. Further details are contained within the proposal.

5.0 PROPOSAL

5.1 The proposed fees and charges are attached in Appendix A.

5.2 Where feasible a rise has been suggested and in one case a reduction in fee is proposed to enable business growth.

5.3 Members are aware of the revised charging mechanism adopted in 2011 for encroachments where yearly renewed Private and Commercial Encroachments are charged per square metre. It is acknowledged that in some cases this did lead to a large increase in the fee charged however as the encroachment is now charged proportionately to the extent of the encroached land it is a much fairer and simpler system to understand and administer. No increase has been suggested in 2012 to allow a further year for these changes to become established. We are also working with NPS and property owners to transfer appropriate licences to longer term lease.

5.4 A proposal for Capital investment at Ferry Nab and Braithwaite Fold Car Park is detailed elsewhere on this agenda. This new development will further assist the Council to deal with its substantial deficit in future years. Any fees or charges associated with the use of this development will be dealt with at a later date when proposals are submitted to Council.

5.5 The proposal presented represents what is believed to be the most appropriate use of the asset ensuring that the best income is gained from the Council asset. Whilst every effort has been made to uplift fees in line with the MTFP this is by no means the only consideration and the fees suggested represent a fair fee for use of the facilities and are excellent value for money when compared to other providers.

6.0 ALTERNATIVE OPTIONS

6.1.1 There are many opportunities to alter the fees within the service area but the proposals put forward represent the best options at this time.
7.0 NEXT STEPS
7.1 If the fees and charges are approved, then these will be fed into the Council’s budget for 2012/13 and will take effect from 1 April 2012.

8.0 IMPLICATIONS
8.1 Financial and Resources
8.1.1 There are two key areas of income, being moorings and encroachments, and these two together raise circa 80% or £800,000 of the income. There are also ancillary services such as launching, winter storage, tender storage and car parking that together are key to the long-term success of the business.
8.1.2 Of these two key areas the use of moorings provides the largest single income and totals over £500,000 excluding VAT from circa 900 clients.
8.1.3 The current budget income for the 2011/12 financial year was £970,000 this contained a £50,000 income growth linked to the savings/increased income required from all Council services to assist balancing the overall budget. The below table shows the overall income and revised budget for 2011/12 and the draft budget for 2012/13 and an overall income increase over the two years of £102,000

<table>
<thead>
<tr>
<th>2011/2012 Original</th>
<th>2011/2012 Revised</th>
<th>2012/2013 Draft Original</th>
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<tbody>
<tr>
<td>£970,000</td>
<td>£1,040,000</td>
<td>1,072,000</td>
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</table>

8.2 Human Resources
8.2.1 Human Resources are not changed as a result of the proposals outlined in this report.

8.3 Legal
8.3.1 There are no specific Legal implications contained within the report.

8.4 Social, Economic and Environmental Impact
8.4.1 No Sustainability impact has been carried out
8.4.2 This proposal is considered to have a positive impact on sustainability.

9.0 RISK ASSESSMENT

<table>
<thead>
<tr>
<th>Risk</th>
<th>Consequence</th>
<th>Controls required</th>
</tr>
</thead>
<tbody>
<tr>
<td>That fees are increased beyond a level that the majority of users find acceptable and user levels fall.</td>
<td>Reduced income and increased pressure to raise fees further within a diminishing market.</td>
<td>Keep fees affordable and realistic in order to retain existing clients and secure new customers by providing an efficient well-managed service.</td>
</tr>
</tbody>
</table>

10.0 EQUALITY AND DIVERSITY
10.1 No Impact Assessment has been carried out.

11.0 LINKS TO THE CORPORATE PLAN AND PERFORMANCE INDICATORS

11.1 The Lake helps to support all areas of the Corporate Plan, in particular with regard to the public realm and visitor services.

12.0 CONCLUSION AND EXPECTED OUTCOMES

12.1 The attached appendix contains full details of the proposed fees and it is recommended that the Committee approve the Fees and Charges for 2012 as detailed in Appendix 1.

APPENDICES ATTACHED TO THIS REPORT

<table>
<thead>
<tr>
<th>Appendix No.</th>
<th>Proposed Fees and Charges 2012</th>
</tr>
</thead>
</table>

CONTACT OFFICERS

Jim Maguire, Enterprise Manager, 01539797556, j.maguire@southlakeland.gov.uk

BACKGROUND DOCUMENTS AVAILABLE

None

TRACKING

<table>
<thead>
<tr>
<th>Assistant Director</th>
<th>Portfolio Holder</th>
<th>Solicitor to the Council</th>
<th>CMT</th>
<th>Scrutiny Committee</th>
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<td>29/11/11</td>
<td></td>
<td>01/12/11</td>
<td>01/12/11</td>
<td>N/A</td>
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<td>Executive (Cabinet) Committee Council</td>
<td>Section 151 Officer</td>
<td>Monitoring Officer</td>
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<td></td>
<td></td>
<td></td>
<td>01/12/11</td>
<td>01/12/11</td>
</tr>
<tr>
<td>Human Resource Services Manager Committee Chairman</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>29/11/11</td>
<td></td>
<td></td>
<td></td>
<td>01/12/11</td>
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</table>
## Lake Windermere

<table>
<thead>
<tr>
<th>Details</th>
<th>Charge 2011/12</th>
<th>Annual Income</th>
<th>VAT Code</th>
<th>Net Charge</th>
<th>VAT</th>
<th>Gross Charge 2012/13</th>
<th>VAT Code</th>
<th>Volume</th>
<th>Budget</th>
<th>Comments</th>
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<tr>
<td><strong>Social Enterprise</strong></td>
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<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Permanent Mooring</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open deck yachts moored annually</td>
<td>635.00</td>
<td></td>
<td>V</td>
<td>558.33</td>
<td>111.67</td>
<td>670.00</td>
<td>V</td>
<td></td>
<td>540,000.00</td>
<td>Charges per annum. Inclusive of VAT</td>
</tr>
<tr>
<td>All other crafts, overall length up to 11m (minimum 495.00)</td>
<td>115.00 per 1.0m</td>
<td></td>
<td>V</td>
<td>120.00 per 1.0m</td>
<td>(minimum 520.00)</td>
<td>V</td>
<td></td>
<td></td>
<td>All non-commercial mooring licensee entitled to limited free use of slipway tractor, mast hoist and showers.</td>
<td></td>
</tr>
<tr>
<td>Mooring with no boat attached</td>
<td>495.00</td>
<td></td>
<td>V</td>
<td>433.33</td>
<td>86.67</td>
<td>520.00</td>
<td>V</td>
<td></td>
<td></td>
<td>Annual Fee</td>
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<tr>
<td>Commercial all sizes up to max of 11m (36ft)</td>
<td>1265.00</td>
<td></td>
<td>V</td>
<td>1,100.00</td>
<td>220.00</td>
<td>1320.00</td>
<td>V</td>
<td></td>
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</tr>
<tr>
<td>Commercial service moorings (all sizes)</td>
<td>1095.00</td>
<td></td>
<td>V</td>
<td>956.33</td>
<td>191.67</td>
<td>1150.00</td>
<td>V</td>
<td></td>
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<td></td>
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<tr>
<td>Local resident discount</td>
<td>170.00</td>
<td></td>
<td>V</td>
<td>145.83</td>
<td>29.17</td>
<td>175.00</td>
<td>V</td>
<td></td>
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<td></td>
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<tr>
<td>Holiday Moorings and Berths (April - October)</td>
<td>495.00</td>
<td></td>
<td>V</td>
<td>433.33</td>
<td>86.67</td>
<td>520.00</td>
<td>V</td>
<td></td>
<td>9,990.00</td>
<td></td>
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<tr>
<td>Per night mooring excluding launch</td>
<td>12.00</td>
<td></td>
<td>V</td>
<td>10.83</td>
<td>2.17</td>
<td>13.00</td>
<td>V</td>
<td></td>
<td>9,990.00</td>
<td></td>
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<tr>
<td>Off season block bookings</td>
<td>250.00</td>
<td></td>
<td>V</td>
<td>220.83</td>
<td>44.17</td>
<td>265.00</td>
<td>V</td>
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<tr>
<td>Jetty berth per night</td>
<td>12.00</td>
<td></td>
<td>V</td>
<td>10.83</td>
<td>2.17</td>
<td>13.00</td>
<td>V</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Jetty berth per night - non mooring holder</td>
<td>35.00</td>
<td></td>
<td>V</td>
<td>29.17</td>
<td>5.83</td>
<td>35.00</td>
<td>V</td>
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<td>Daily Slipway Charges</td>
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<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>9,000.00</td>
<td>Inclusive of VAT</td>
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<tr>
<td>Motorised craft</td>
<td>12.50</td>
<td></td>
<td>V</td>
<td>10.42</td>
<td>2.08</td>
<td>12.50</td>
<td>V</td>
<td></td>
<td>11,000.00</td>
<td>Does not include car &amp; trailer parking.</td>
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<tr>
<td>All craft up to 11m (36ft)</td>
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<td></td>
<td></td>
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<td>Sale of block of 10 launching tickets</td>
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<tr>
<td>Non-motorised craft</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Windsurfers, canoes and untrailer dinghies</td>
<td>No charge</td>
<td></td>
<td>V</td>
<td>No charge</td>
<td>V</td>
<td>Ferry Nab only</td>
<td></td>
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<tr>
<td>Waterhead Slipway</td>
<td>3.00</td>
<td></td>
<td>V</td>
<td>2.50</td>
<td>0.50</td>
<td>3.00</td>
<td>V</td>
<td></td>
<td>9,990.00</td>
<td>Waterhead- up to 6m overall length of craft and max 5 hp.</td>
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<td>Encroachments</td>
<td></td>
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<td>Private Jetties, piers, quays, wharfs, catwalks, boathouses and wet docks</td>
<td>20.00</td>
<td></td>
<td>V</td>
<td>20.00</td>
<td></td>
<td>20.00</td>
<td>E</td>
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<td>337,000.00</td>
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<td>40.00</td>
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<td>40.00</td>
<td>E</td>
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<td></td>
</tr>
<tr>
<td>Fences and walls</td>
<td></td>
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<td>E</td>
<td></td>
<td></td>
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<td>E</td>
</tr>
<tr>
<td>Service</td>
<td>Year</td>
<td>Week</td>
<td>Day</td>
<td>Price</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>----------------------------------------------</td>
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<td>Per Linear metre in length Commercial</td>
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<td>Railway lines - per pair Private</td>
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<td>Cables - each Private</td>
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<td>Cables - each Commercial</td>
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<td>106.00</td>
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<tr>
<td>Trot mooring chain- per 0.304m</td>
<td></td>
<td></td>
<td></td>
<td>2.00</td>
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<td>Trot mooring</td>
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<td>495.00</td>
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<tr>
<td>Administration charge</td>
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### Storage of Boats (after 1st launch paid)

<table>
<thead>
<tr>
<th>Service</th>
<th>Year</th>
<th>Week</th>
<th>Day</th>
<th>Price</th>
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<tbody>
<tr>
<td>Year</td>
<td>60,00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Week</td>
<td>70</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day</td>
<td></td>
<td>710</td>
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### Licence Fee

<table>
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<th>Price</th>
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</thead>
<tbody>
<tr>
<td>Row boats/windsurfers and sailing dinghies</td>
<td>20.00</td>
</tr>
<tr>
<td>All other craft</td>
<td>X</td>
</tr>
<tr>
<td>Up to 6.09 metres</td>
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<td>Over 6.09 mts &amp; up to 9.14 metres</td>
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<td>Over 9.14 metres</td>
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<td>Retest fee per hour (non emergency)</td>
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### Beaching fees

<table>
<thead>
<tr>
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<tbody>
<tr>
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<td>Mast Hoist per use</td>
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<tr>
<td>Warden Boat hire</td>
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<td>Towing per half hour</td>
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<td>Showers</td>
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<td>Trailer parking per month</td>
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<td>Maps</td>
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<td>Moorings holder &amp; storage client</td>
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<td>Car parking</td>
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### Other

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<tr>
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<td>As per Ferry Nab Multi Tariff</td>
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<tr>
<td>Slipway users - 3 free showers</td>
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**Notes:**
- Max of 2 weeks at any one time.
- Excludes launching fee.
- Slipping and tractor not included.
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<th>Quantity</th>
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<td>√</td>
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<tr>
<td>Sewage Pump out</td>
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<td>SLDC Mooring Holders</td>
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<td>1,000.00</td>
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<td>10 Credits</td>
<td>15.00</td>
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<td></td>
<td></td>
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<tr>
<td>Non SLDC Mooring Holders</td>
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<td>10 Credits</td>
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</table>
South Lakeland District Council

LAKE ADMINISTRATION COMMITTEE

Meeting Date: 16 December 2011
Report Author: Sue Hill, Corporate Finance Manager
Portfolio: Not applicable
Report from: Shelagh McGregor, Assistant Director (Resources) & Section 151 Officer
Wards affected: Not applicable
Key Decision: Not applicable
Forward Plan: Not applicable

2012/13 REVENUE BUDGET: LAKE ADMINISTRATION SERVICES

1.0 PURPOSE OF REPORT

1.1 This report is presented for Members to note the latest draft budgets for the Lake Windermere service for 2012/13.

2.0 RECOMMENDATIONS

It is recommended that the Committee
(1) receive this report; and
(2) note the latest draft estimates.

3.0 BACKGROUND

3.1 The summary latest draft Revenue Budgets for 2012/13 are attached. They will form part of the overall Revenue Budget to be presented to Council for approval on 23 February 2012 and are submitted to this Committee to note.

4.0 RESEARCH AND CONSULTATION

4.1 The Revenue and Capital Budget proposals have been considered by Cabinet and the Overview and Scrutiny Committees and will be considered by Council at the February meeting. During the budget preparation process consultation will be undertaken with the public, key business ratepayers, partners and other stakeholders.

4.2 The Government have announced several significant changes that would impact on the resources available to local authorities. South Lakeland District Council’s Medium Term Financial Plan (MTFP) has been updated to reflect details as they
emerge. Where detail is still awaited, broad indications have been used to produce estimates to update the MTFP, resulting in a proposed level of savings needed to deliver a balanced budget in 2012/13 onwards.

4.3 The Medium Term Financial Plan projects future levels of both expenditure and potential resources over the next five years and was last approved by Council on the 29 March 2011. The potential changes to the assumptions and the financial implications are kept constantly under review as circumstances change, and an updated position was provided in the report considered by Council on 15 December 2011. This is subject to change as more detailed information is provided. Members will be updated regularly.

4.4 The Revenue Budget Report being drafted for the Cabinet Meeting of 15 February 2012 (being referred to Council on 23 February 2012) proposes a set of options to achieve the savings required to deliver affordable future budgets including Service reviews, organisational re-engineering, efficiency savings, a review of income and reserves, investigating opportunities for shared service provision, effective procurement and reviewing service disinvestment where appropriate.

5.0 PROPOSAL

5.1 Service Estimates are shown in Appendix 1 and provide for continuation of current services within the restructured Authority adjusted for pay and price increases as per the Budget Strategy, including:

- Council Tax Freeze Grant
- Investment Interest
- New Homes Bonus
- Central Government Funding
- Potential Impact of Housing Revenue Account closure on the General Fund
- Welfare Bill
- Inflation Increase
- Pensions
- Technical Reforms of Council Tax

5.2 Overall the 2011/12 Approved Service expenditure budget with carry forwards and supplementary revenue estimates for the Council is £17.3m. Monitoring information for quarter 2 established the latest projections of the year-end position. For this Committee there are minor changes to premises and transport expenditure from the original approved budget for the year.

5.3 Growth has been kept to a minimum to enable a balanced budget to be provided in 2012/13.

5.4 The budget is based on the fees and charges which are reported and appended elsewhere on the agenda.
6.0 ALTERNATIVE OPTIONS
6.1 No alternative options are proposed, the budget for this Committee will be approved by Council on 23 February 2012.

7.0 NEXT STEPS
7.1 These budgets will be used as the basis for committing expenditure and monitoring income and expenditure during 2012/13.

8.0 IMPLICATIONS
8.1 Financial and Resources
These are contained within this report. These budgets are reflected in the Medium Term Financial Plan, which will be approved by Council in February 2012, and will report how the Council will need to find savings to meet the shortfall between expenditure required in the Corporate Plan and resources available to meet the expenditure.

8.2 Human Resources
8.2.1 The estimates provide for the current staffing establishment.

8.3 Legal
8.3.1 Not applicable

8.4 Social, Economic and Environmental Impact
8.4.1 Has a sustainability impact assessment been carried out? No
8.4.2 This proposal is considered to have a neutral impact on sustainability.

9.0 RISK ASSESSMENT

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<th>Consequence</th>
<th>Controls required</th>
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<tr>
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<td>Reduction in total income received</td>
<td>Monthly budget monitoring of income</td>
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10.0 EQUALITY AND DIVERSITY
10.1 An equality and diversity impact assessment has not been carried out.

11.0 LINKS TO THE CORPORATE PLAN AND PERFORMANCE INDICATORS
11.1 The budget process allocates resources in line with the Corporate Plan and the service development proposals (growth bids) were scored against the corporate priorities in the current Corporate Plan.

12.0 CONCLUSION AND EXPECTED OUTCOMES
12.1 These budgets will deliver the level of service outlined in the Council’s Corporate Plan and will ensure that, overall, the Council is able to balance it’s income and expenditure for the year.
APPENDICES ATTACHED TO THIS REPORT

<table>
<thead>
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<th>Appendix No.</th>
<th>Description</th>
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<tr>
<td>1</td>
<td>Lake Administration: Revenue Estimates 2012/13</td>
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CONTACT OFFICERS
Sue Hill, Corporate Finance Manager

BACKGROUND DOCUMENTS AVAILABLE
Lake Administration: Proposed Fees & Charges 2012/13 appended elsewhere on this agenda.
Budget working paper files

TRACKING

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Executive (Cabinet) Committee Council Section 151 Officer Monitoring Officer

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South Lakeland District Council  
Revenue Estimates 2012/13

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<th>2011/12 Approved Budget incl. c/fwds &amp; Supp Rev Est</th>
<th>2012/13 Draft 2 Budget £000</th>
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<td>183.1</td>
<td>222.3</td>
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<td>74.0</td>
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<td>Supplies and Services</td>
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<td>Bought-in Services</td>
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<td>Departmental Recharges</td>
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<td>70.0</td>
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<td></td>
<td><strong>421.5</strong></td>
<td><strong>431.4</strong></td>
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<td>Income</td>
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<td>Customer Receipts</td>
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<td>(1,019.9)</td>
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<td>(5.4)</td>
<td>(5.4)</td>
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<tr>
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<td><strong>(975.4)</strong></td>
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<td></td>
<td><strong>56.2</strong></td>
<td><strong>56.2</strong></td>
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<td></td>
<td><strong>(497.7)</strong></td>
<td><strong>(487.8)</strong></td>
<td><strong>(527.5)</strong></td>
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FERRY NAB DEVELOPMENT

1.0 PURPOSE OF REPORT

This report is presented to update members on the current proposals for Ferry Nab development and the future strategy for Ferry Nab.

2.0 RECOMMENDATIONS

It is recommended that the Committee:

(1) Note the proposals for development of Ferry Nab as described in the Committee report and approve in principle the construction of the jetty;

(2) Note that officers have submitted a bid for capital funds as part of the 2012/13 budget process to progress with the development;

(3) Identify any matters it would request to be considered in the further development of the scheme; and

(4) Subject to confirmation of capital funds authorise the Assistant Director (Social Enterprise) to progress the proposed scheme and submit any necessary planning application and consents for the development in order to progress to tender for the works.

3.0 BACKGROUND

3.1 The Lake District National Park Authority (LDNPA) has identified Bowness Bay and the Glebe as a Strategic Regeneration Location in its Allocations of Land document, which was recently been to consultation. The consultation was part of the LDNPA’s Local Development Framework Core Strategy adoption.
procedures. The identification as a strategic regeneration location defines that area with the potential for development of the Bowness area into a world-class visitor destination.

3.2 In April 2010 a masterplan exercise was carried out for Bowness Bay and The Glebe by BDP for the LDNPA and NWDA. The document entitled Bowness Bay and the Glebe Framework Masterplan Report concluded that there is a compelling case for improving Bowness Bay and The Glebe as it is one of the most visited and well-known areas of the Lake District and one of the most popular rural tourist destinations in the country. It argues that the limited choice of cafés and restaurants, the lack of wet weather attractions, the poor quality of architecture of many of the waterfront building and a public realm dominated by tarmac and parked vehicles is a long way from the recognised quality ‘brand’ of the Lake District.

3.4 Prior to the introduction of the 10mph speed restriction in 2005 on the Lake, Ferry Nab used to have more than 100,000 visitors per year, which included 5,400 speed boat launches as well as families coming to the site to view activities and use the car parking facility. This created vibrancy at Ferry Nab which no longer exists.

3.3 With reviewing the masterplan document officers have recognised that Ferry Nab has further potential to help deliver the aims of the masterplan as currently the area is underutilised. Therefore some outline work has commenced to understand what Ferry Nab can contribute to the area.

4.0 RESEARCH AND CONSULTATION

4.1 BDP and the LDNPA undertook a consultation exercise as part of the master planning exercise, which pointed to a desire to substantially improve the quality of experience in the Bowness area.

4.2 Lake Administration and Cabinet Members also received a short presentation and question and answer session from SLDC officers in August 2011.

5.0 PROPOSAL

5.1 The Council’s proposal presented in this report is to increase vibrancy to Ferry Nab and increase public usage in the area. Currently there is a lack of facilities to encourage visitors to come to this particular area. In Appendix I there is an outline proposal, this includes a proposed jetty extension, increased facilities at the lake side, public realm works including new paths and art displays, picnic areas, bike trails and the expansion and lining of Braithwaite Fold car park, which could include sustainable transport solutions.

5.2 The proposed jetty extension will provide 942 linear metres of floating boat storage. This can be built in sections as demand requires. The Council does currently have a waiting list for its other swinging moorings especially from larger deep keel yachts and this proposed jetty extension would enable these to be catered for, demand is therefore thought to be high.

5.3 In order to support the jetty extension it is important to have facilities for the boat users and their families and also to encourage locals and visitors to the area. From Appendix 1 it is proposed to provide some retail facilities for the boat users. A café and outdoor adventure hiring retailer could provide further facilities to encourage visitors and locals to spend time in the area.
5.4 The next stage would then be to resurface Braithwaite Fold car park with a hard wearing grassed surface and help alleviate parking issues in the area. It will also provide some sustainable transport solutions such as electronic car chargers and provide valuable parking for the wider sustainable transport hub in Bowness Bay. Increased usage from cyclists would also be catered for with available parking and increased usage of the Ferry to access Claife and further into Grizedale and beyond.

5.5 In time a public realm scheme could be developed using pathways and art to link the area with National Trust land and the town centre. There is also room to develop outdoor adventure facilities such as bike paths or high wire activities in the trees and car park margins. It is hoped that all these developments would make Ferry Nab and Braithwaite a destination car park where users would choose to park and access other activities in a sustainable way.

6.0 ALTERNATIVE OPTIONS

6.1 To end all work on these projects and to engage no further with development of this area. This will result in an opportunity missed to enhance the overall environment for locals and visitors to Ferry Nab and use of the Lake.

7.0 NEXT STEPS

In order to implement the recommendations in this report, the following steps will be taken:

7.1 Officers will fully explore the work undertaken and progress the request for capital fund approval.

7.2 The results of which if approved will enable a planning application to be submitted and if successful a tender process can commence.

8.0 IMPLICATIONS

8.1 Financial and Resources

The proposed development will be part of the 2012/13 capital bid process and is part of a full council report on the 15th December. It will be full council and cabinet to approve the financial resources for the scheme. The business case does represent a viable payback period of 3 to 4 years.

8.2 Human Resources

There are no direct staffing implications in the proposal.

8.3 Legal

There are no additional legal implications which the Lake Administration Committee have to consider at this time.

8.4 Social, Economic and Environmental Impact

8.4.1 Has a sustainability impact assessment been carried out? No as full development details have yet to be finalised.

8.4.2 This proposal is considered to have a positive impact on sustainability.
9.0 RISK ASSESSMENT

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<thead>
<tr>
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<th>Controls required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unsuccessful planning approval for the</td>
<td>Aspirations for increasing vibrancy and income</td>
<td>Engaging with the LDNPA planners early on to ensure planning</td>
</tr>
<tr>
<td>developments</td>
<td>at Ferry Nab are not achieved</td>
<td>constraints are built into the planning applications</td>
</tr>
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</table>

10.0 EQUALITY AND DIVERSITY

10.1 The decision made will affect all stakeholder groups equally.

11.0 LINKS TO THE CORPORATE PLAN AND PERFORMANCE INDICATORS

Work with partners to review and manage our public assets.

12.0 CONCLUSION AND EXPECTED OUTCOMES

The aim is to improve vibrancy and income at Ferry Nab and encourage visitors and locals to start using the area again. Paragraph 2.0 of this report details the recommendations put forward for Committee to consider. These will allow SLDC’s engagement with the development to be taken forward.

APPENDICES ATTACHED TO THIS REPORT

<table>
<thead>
<tr>
<th>Appendix No.</th>
<th>Description</th>
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<tbody>
<tr>
<td>1</td>
<td>Ferry Nab Development Plan</td>
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CONTACT OFFICERS

Michael Keane, Assistant Director Social Enterprise – m.keane@southlakeland.gov.uk
Caroline Leigh, Corporate Asset Manager – c.leigh@southlakeland.gov.uk
Jim Maguire, Enterprise Manager – j.maguire@southlakeland.gov.uk

TRACKING

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<tr>
<td>Human Resource Services Manager</td>
<td>Social Enterprise</td>
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FERRY NAB DEVELOPMENT – APPENDIX 1

PURPOSE OF APPENDIX

1. The purpose of this Appendix is to provide a layout plan of the proposals;
APPLICATION TO REPLACE AN EXISTING JETTY AND BUILD A NEW JETTY AT WEST WINDS, STORRS

1.0 PURPOSE OF REPORT

1.1 This report is presented to advise members of an application, which has been received to replace and extend one jetty and install a new additional jetty at West Winds Storrs, along with necessary dredging of the site.

2.0 RECOMMENDATIONS

It is recommended that approval be granted for permission to replace and extend the existing jetty and to install the new additional jetty at West Winds, Storrs, together with the required dredging, subject to the applicant entering into a standard encroachment agreement with the Council.

3.0 BACKGROUND

3.1 The owners of the property West Winds, Storrs currently have one small jetty and a larger jetty on the shore of their property for their private use. Both jetties are of traditional wooden construction.

3.2 The application is to replace the larger of the existing jetties, which is currently 10 metres long by 0.9 metres wide, with a new jetty of traditional construction measuring 12 metres long by 1.5 metres wide. The application includes a new additional jetty of traditional construction. This will also measure 12 metres by 1.5 metres and will be positioned 4.2 metres north of and parallel to the existing jetty.
3.3 A degree of dredging will be necessary to allow access for boats to these jetties.

4.0 RESEARCH AND CONSULTATION
4.1 There are already two jetties at this location however the smaller one is of limited use due to its dimensions and the depth of the water adjacent to it. The larger of the existing two jetties is in need of repair and the replacement would not be substantially larger. Just over half of the structure will be on council property.
4.2 The proposed new jetty will match the replacement for the existing one and will provide a sheltered dock between the two, again approximately half of the structure will be on council property.
4.3 Dredging will be necessary to allow reasonable access to the jetties.
4.4 Planning and Environment Agency approvals have been obtained.

5.0 PROPOSAL
5.1 Members are asked to consider the report and grant approval of the application for permission to replace and extend the existing jetty and to install the new additional jetty at West Winds, Storrs, together with the required dredging work.

6.0 ALTERNATIVE OPTIONS
6.1 An alternative option would be to not grant approval, or to grant approval for replacement and extension to the existing jetty but not for the new structure to the north.

7.0 NEXT STEPS
7.1 The applicant will be informed of the decision reached by members
7.2 Should the application be granted, once construction has been completed NPS will be instructed to prepare a plan and a new encroachment agreement will be completed.

8.0 IMPLICATIONS
8.1 Financial and Resources
8.1.1 The relevant encroachment fee will be charged should the application be approved.
8.2 Human Resources
8.2.1 There are no additional Human resources issues.
8.3 Legal
8.3.1 A new encroachment agreement as agreed by legal services group will be issued.
8.4 Social, Economic and Environmental Impact
8.4.1 Has a sustainability impact assessment been carried out? No
8.4.2 This proposal is considered to have a neutral impact on sustainability.

9.0 RISK ASSESSMENT
<table>
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<th>Risk</th>
<th>Consequence</th>
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10.0 EQUALITY AND DIVERSITY
10.1 An equality impact assessment has not been carried out as the report deals with an external application.

11.0 LINKS TO THE CORPORATE PLAN AND PERFORMANCE INDICATORS
11.1 Although the report has no direct links to the corporate plan, should approval be granted the revenue raised as a result of the encroachment will assist the Council in delivery of services.

12.0 CONCLUSION AND EXPECTED OUTCOMES
12.1 Members are asked to consider this application from the owners of a lakeside commercial property to extend the existing marina facility with ancillary dredging in Bowness Bay.

APPENDICES ATTACHED TO THIS REPORT

<table>
<thead>
<tr>
<th>Appendix No.</th>
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<tbody>
<tr>
<td>1</td>
<td>Copy of application with plans, Part 1.</td>
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CONTACT OFFICERS
Stuart Douglas, Senior Lake Warden, Tel. 01539442753

BACKGROUND DOCUMENTS AVAILABLE
None.

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Garden of West Winds

Proposed traditional timber jetty
structure: 12m long x 1.5m wide

ELEVATION OF JETTY
AS PROPOSED

Area to be dredged to give approx 1.2m water depth.
400mm (average) of dredging required.

PLAN OF JETTIES
AS PROPOSED

2m extension
4.2m wet dock
10m existing timber jetty
4m x 10m new timber jetty
Existing timber jetty
New timber jetties, 12mx1.5m wide
New walkway, 7mx1.5m wide
2 oak trees unaffected by proposals

RJ Engineering Ltd

LAKELAND MARINE CONSTRUCTION

Replacement jetty and new timber jetty
and walkway to form wet dock at West Winds

PLAN AND ELEVATION AS PROPOSED

Scale: 1:200 @ A4 Date: July 2011

Drawing No. K131/LMC/02
Garden of West Winds

Proposed traditional timber jetty structure: 12m long x 1.5m wide

Indicative water level

Approx lake bed level

ELEVATION OF JETTY
AS PROPOSED

Area to be dredged to give approx 1.2m water depth. 400mm (average) of dredging required.

New timber jetties, 12mx1.5m wide

New walkway, 7mx1.5m wide

2 oak trees unaffected by proposals

PLAN OF JETTIES
AS PROPOSED

RJ Engineering ltd

LAKELAND MARINE CONSTRUCTION

Replacement jetty and new timber jetty and walkway to form wet dock at West Winds

PLAN AND ELEVATION AS PROPOSED

Scale: 1:200 @A4 Date: July 2011

Drawing No. K131/LMC/02
ENCROACHMENT AREAS
Timber Jetty = 7.4m²

ENCROACHMENT PHOTOGRAPH

ENCROACHMENT No. E17/28
Property Name: West Winds
Council Title: CU223806
Measured: 4/5/2011
Scale: 1:200