

**LAKE ADMINISTRATION COMMITTEE**

Minutes of the proceedings at a meeting of the Lake Administration Committee held in the District Council Chamber, South Lakeland House, Kendal, on Friday, 25 January 2019, at 10.00 a.m.

**Present****Councillors**

David Williams (Chairman)  
Matt Brereton (Vice-Chairman)

Andrew Butcher  
Gill Gardner  
Eamonn Hennessy

Kevin Holmes  
Vicky Hughes  
Andrew Jarvis

Doug Rathbone  
Vivienne Rees  
Mark Wilson

**Representing Lakes Parish Council**

Brian Hewitt

Leslie Johnson

Philip Thompson

**Representing Windermere Town Council**

Kathleen Atkinson

Jennifer Borer

Leith Hallatsch

Apologies for absence were received from District Councillors Robin Ashcroft, John Holmes, Dyan Jones and Eric Morrell and Windermere Town Councillor Adrian Legge.

**Officers**

Una Bell	Assistant Committee Services Officer
Frankie Flannigan	Principal Lake and Parking Services Officer
Julia Krier	Solicitor (Property and Contracts)
Anthea Lowe	Solicitor to the Council
Jim Maguire	Community and Leisure Manager
Simon Rowley	Assistant Director Neighbourhood Services
Helen Smith	Financial Services Manager
Debbie Storr	Director of Policy and Resources (Monitoring Officer)

Also in attendance at the meeting was Ronnie Muggridge (Lake District National Park Authority Lead Lake Ranger).

**LA/27 MINUTES**

RESOLVED – That the Chairman be authorised to sign, as a correct record, the minutes of the meeting held on 5 October 2018.

**LA/28 DECLARATIONS OF INTEREST**

RESOLVED – That it be noted that no declarations of interest were raised.

**LA/29 LOCAL GOVERNMENT ACT 1972 - EXCLUDED ITEMS**

RESOLVED – That, should discussion be necessary, the item in Part II of the Agenda be dealt with following the exclusion of the press and public.

**LA/30 PUBLIC PARTICIPATION**

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

**LA/31 PROGRESS REPORT**

The Director of Policy and Resources (Monitoring Officer) presented a report updating Members on progress made on decisions taken at previous meetings of the Committee.

LA/21 (6 October 2017) – Windermere Lake Action Plan 2017-2022. Members were advised that the Member Steering Group was scheduled to meet on 30 January 2019 however, this meeting had been postponed and would be rearranged to a date in early February.

**LA/32 2019/20 TO 2023/24 DRAFT BUDGET**

The Financial Services Manager presented a report which gave the Lake Administration Committee the opportunity to consider the draft budget estimates and funding available to deliver their services for the financial years 2019/20 to 2023/24. The Financial Services Manager outlined the consultation process for the draft budget prior to its submission to Council as part of the final budget report.

RESOLVED – That the latest draft estimates be noted prior to their submission to Council for approval as part of the overall Draft Revenue Budget 2019/20 to 2023/24.

**LA/33 LAKE WINDERMERE SERVICE SURVEY FULL ANALYSIS REPORT 2018**

The Principal Lake and Parking Services Officer presented the Lake Windermere Service Survey Full Analysis Report 2018. He informed Members that the Lake Windermere Service Survey was completed every four years and that in 2018 it had been carried out over the summer from May to August. He explained that there had been 274 responses to the survey, which was significantly lower than the 529 responses to the previous survey. A comparison report had been included as part of the survey analysis, however, it had been difficult to identify differences due to disparity in the survey response numbers. The Principal Lake and Parking Services Officer highlighted that in the 2013/14 survey there had been negative comments regarding Ferry Nab, however, the feedback in the current survey had been very positive regarding the equipment and facilities which were now on site. Members' attention was drawn to the Action Plan which had been created following the Lake Users Survey and which was supported by the Windermere Lake Action Plan.

Ronnie Muggridge, Lake District National Park Authority Lead Lake Ranger addressed the Committee and explained that, despite the survey response numbers being down, the results from the survey had highlighted the areas which needed to be targeted.

The Principal Lake and Parking Services Officer responded to questions raised by Members.

RESOLVED – That the Lake Windermere Service Survey Full Analysis Report be noted.

**LA/34 WINDERMERE LAKE WARDENS AND RANGERS ANNUAL REPORT 2017/18**

The Principal Lake and Parking Services Officer introduced the Windermere Lake Wardens and Rangers Annual Report which covered joint operational activities from 1 October 2017 to 30 September 2018. He explained that the report was an excellent record of user activity and partnership working with the Lake District National Park Authority and other stakeholders. He highlighted details of the boat registration, mooring, slipway and storage statistics and informed Members that Wardens had delivered water safety talks to 441 school children who had visited Ferry Nab. The Principal Lake and Parking Services Officer informed Members that the Windermere Boat Show had been a great success and was increasing in popularity year on year and contributed considerably to the local economy. He informed Members that the water quality and bathing waters had been rated as excellent for the 5<sup>th</sup> consecutive year and that the Windermere Lake Action Plan would include details of how swimming in the Lake could be measured. He concluded his presentation by highlighting the car ferry incident which happened in May 2018 and explained that the excellent team work of the Wardens and Rangers, with the support of Windermere Lake Cruises, had resulted in the prompt and safe evacuation of 85 passengers and ferry personnel.

Members thanked Officers for the comprehensive report and agreed that the report outlined the excellent work being carried out by the Wardens and Rangers. In addition it was suggested that, with a view to having the opportunity to attend, Members be provided with a list of forthcoming events.

RESOLVED – That the report be noted.

**LA/35 ENCROACHMENT APPLICATION TO INSTALL A NEW WOODEN JETTY AT WINSTERLEA GHYLL HEAD WINDERMERE**

The Principal Lake and Parking Services Officer presented a report which requested the Committee to consider an application to install a new traditional jetty at Winterslea, Ghyll Head, Windermere. He advised Members that it was a straightforward encroachment application for the installation of wooden jetty and that the applicant had provided confirmation of the approved planning consent from the Lake District National Park Authority and the Environment Agency.

RESOLVED – That the application be approved subject to the applicant agreeing to an encroachment agreement with the Council.

**LA/36 ENCROACHMENT APPLICATION TO REPLACE AN EXISTING BOATHOUSE WITH A NEW BOATHOUSE AND NEW JETTY, HILL OF OAKS, WINDERMERE**

The Principal Lake and Parking Services Officer presented a report which requested the Committee to consider an application to replace the existing boathouse and jetty at Hill of Oaks Caravan Park, Windermere. He informed Members that during Storm Desmond the boathouse had been badly damaged and had subsequently been demolished. He explained that the application for the boathouse was virtually the same footprint and would cover an area of 82.3m<sup>2</sup> and the proposed wooden jetty would cover an area of 22.8m<sup>2</sup>. In addition an application for dredging had been received.

Members agreed that it was a good proposal with good plans and were pleased to see incremental improvements to a well-loved site.

RESOLVED – That

(1) the Director People and Places be delegated authority to grant permission, subject to the completion of a revised commercial Encroachment Agreement, for the following:-

- (a) replacement of the boathouse and wet dock;
- (b) replacement of the wooden jetty;
- (c) installation of a glazed balustrade balcony; and
- (d) undertake dredging.

**LA/37 WINDERMERE FERRY ADVISORY GROUP**

The Director of Policy and Resources (Monitoring Officer) advised Members that at its meeting on 20 December 2018, the County Council Cabinet had received a report from the South Lakeland Local Area Committee. The report contained a review of the Windermere car ferry incident and included details of the repair programme and lessons learned. Members were informed that the County Council Cabinet had supported the Area Committee's recommendation for the introduction of a Windermere Ferry Advisory Group and the Area Committee would formally consider the Terms of Reference of the Group at a future meeting. She asked Members whether they wished to make representations to the Area Committee on this.

Members welcomed the introduction of the Advisory Group and agreed that representation on the Group was important. Members considered the possibility of wider representation to include the Lake Administration Committee, Parish and Town Councils and Lake Windermere Steering Group.

RESOLVED – That the Chairman of the Lake Administration Committee write to the Chair of South Lakeland Local Area Committee to express support for the introduction of the Windermere Ferry Advisory Group and to request representation on the Group from the Lake Administration Committee, Parish and Town Councils around the Lake and the Lake Windermere Steering Group.

**LA/38 PRESS AND PUBLIC**

RESOLVED - That, under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12 A of the Act as amended by the Local Government (Access to Information) (Variation) Order 2006 by virtue of the paragraphs indicated.

**LA/39 UPDATE ON COMMERCIAL LEASES AND ANNUAL ENCROACHMENTS**

- *Paragraph 3, 5 - Information relating to the financial or business affairs of any particular person (including the authority holding that information)*
- *Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.*

The Solicitor to the Council presented a report which provided Members with an update regarding commercial leases and annual encroachments around the Lake and the current position in relation to debt recovery actions. She explained that work continued on the

resolution of longstanding debts, some of which required title investigations, which would involve the completion of a survey. In addition, external advice had been sought to assist the Council in deciding how best to pursue matters. The Solicitor to the Council concluded by informing Members that Lambert Smith Hampton would be sending out a letter to those with residential encroachments to offer longer term agreements, as previously approved by the Committee.

Members expressed their thanks to the Legal Team for their work in achieving the continued reduction in outstanding debts. In addition it was suggested that there may be merit in communicating, via the website and social media, the work involved in the management of the Lake and how revenue generated is spent.

RESOLVED – That the report be noted.

***Note – Following this discussion, Members voted to move back into Part I.***

#### **LA/40**

#### **RE-ADMISSION OF PRESS AND PUBLIC**

RESOLVED – That the press and public be re-admitted to the meeting.

The meeting ended at 10.53 a.m.