

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

**Encroachment Application to extend the Northern
jetty at Hill of Oaks and Blakeholme Caravan
Park 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:	Bowness & Levens;
Forward Plan:	Not Applicable

1.0 Expected Outcome

1.1 That approval be given to the application to extend the Northern jetty by 20m² at Hill of Oaks Caravan Park.

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:

A. removal of rotten and all timber decking and piles from the northern timber jetty; and

B. replacement of jetty to match existing together with 10m extensions to the northern jetty.

3.0 Background and Proposals

3.1 Hill of Oaks is located on the eastern shore of Windermere which caters for touring caravans motor homes and holiday home owners. There are also self-catering apartments and glamping pods.

3.2 The application provides details of the proposed extension of the Northern Jetty. This extension will be of a wooden construction with timber piles. This will add an additional 20m² to the current dimensions of 72m² which will increase the demise to 92m².

3.2 The reason for the extension is to allow Windermere Lake Cruises to pick up and drop off passengers.

- 3.3 The extension will require relocation of three swinging moorings to the South of Blakeholme. Lakeland Estates will incur all costs for the relocation of the swinging moorings.
- 3.4 The existing encroachment holder will be required to enter into a revised commercial encroachment agreement.
- 3.5 The applicant has provided confirmation of the approved planning consent by the Lake District National Park Authority and a copy is attached for reference. Environmental Agency approval has also been received and is attached.

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. 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 with this location, planning permission has been granted by LDNPA and approval of the Environment Agency has been issued.

6.0 Links to Council Priorities

- 6.1 Economy and Culture
- 6.2 Health and Environment

7.0 Implications

Financial, Resources and Procurement

- 7.1 A revised encroachment agreement will be required as the proposed extension will increase the income already received.

Human Resources

- 7.2 There are no staff implications.

Legal

- 7.3 A revised 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? Yes
- 7.5 Summary of health, social, economic and environmental impacts: (appendix 8)

Equality and Diversity

- 7.6 Have you completed an Equality Impact Analysis? No
- 7.7 If you have not completed an Impact Assessment, please explain your reasons: No equality or diversity implications arise out of this proposal.
- 7.8 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 extension of the jetty 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 Environment Agency consent
3	Application for encroachment
4	Construction phase plan and risk assessment
5	Location plan
6	Site plan
7	Proposed layout plan
8	Health, social economic and environmental impact assessment

Background Documents Available

Name of Background document	Where it is available
Not Applicable	

Tracking Information

Signed off by	Date sent
Legal Services	10/06/2019
Section 151 Officer	10/06/2019
Monitoring Officer	
SMT	

Circulated to	Date sent
Assistant Director	10/06/2019
Human Resources Manager	
Communications Team	
Leader	
Committee Chairman	
Portfolio Holder	
Ward Councillor(s)	

Circulated to	Date sent
Committee	
Executive (Cabinet)	
Council	