

**LAKE ADMINISTRATION COMMITTEE**

Minutes of the proceedings at a virtual meeting of the Lake Administration Committee on Friday, 22 January 2021, at 10.00 a.m.

Present

Councillors

Doug Rathbone (Chairman)  
Vicky Hughes (Vice-Chairman)

Robin Ashcroft  
Roger Bingham  
Philip Dixon  
Gill Gardner

Eamonn Hennessy  
Kevin Holmes  
Andrew Jarvis  
Dyan Jones

Malcolm Lamb  
Brian Rendell  
Ian Wharton  
Mark Wilson

Representing Lakes Parish Council

Brian Hewitt

Philip Thompson

Representing Windermere Town Council

Jennifer Borer

Peter Hamilton

Adrian Legge

Apologies for absence were received from District Councillors John Holmes, Lakes Parish Councillors Leslie Johnson and Windermere Town Councillors Christine Hallatsch and Leith Hallatsch.

Officers

Frankie Flannigan  
Helen Smith  
Sion Thomas  
Danielle Walls  
Louisa Wania

Service Delivery Manager  
Finance Lead Specialist (Section 151 Officer)  
Operational Lead Delivery and Commercial Services  
Legal, Governance and Democracy Specialist (Solicitor)  
Case Management Officer

**LA/13****CHAIRMAN'S ANNOUNCEMENTS**

Following confirmation that the live stream of the meeting had commenced, the Chairman welcomed everyone to the virtual meeting of South Lakeland District Council's Lake Administration Committee.

The Chairman referred to the new Government legislation allowing councils to conduct remote meetings and explained in detail to all taking part. He then invited Members and Co-optees of the Lake Administration Committee to introduce themselves, to advise whether they were taking part by video or audio and to confirm that they were able to see (where practicable) and hear all Members participating in the meeting. All Members present, including the Chairman himself, having indicated that this was the case, he referred to officers present at the meeting who would introduce themselves when asked to address the meeting.

**LA/14 MINUTES**

RESOLVED – That the Chairman be authorised to sign, as a correct record, the minutes of the meeting of the Committee held on 2 October 2020.

**LA/15 DECLARATIONS OF INTEREST**

RESOLVED – That it be noted that –

Councillor Philip Dixon declared a non-pecuniary interest in Minute No.LA/20 Encroachment Application to replace two wooden jetties at the Low Wood Marina, Windermere; and

Councillor Roger Bingham declared a non-pecuniary interest in Minute No.LA/20 Encroachment Application to replace two wooden jetties at the Low Wood Marina, Windermere.

**LA/16 LOCAL GOVERNMENT ACT 1972 - EXCLUDED ITEMS**

RESOLVED – That the items in Part II of the Agenda, item LA/23, be dealt with following the exclusion of the press and public.

**LA/17 PUBLIC PARTICIPATION**

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

**LA/18 PROGRESS REPORT**

The Operational Lead Delivery and Commercial Services provided a verbal update on progress made on decisions taken at previous meetings of the Committee. He informed Members that the ongoing COVID-19 pandemic had meant that the work of the Windermere Lake Action Plan Steering Group had been temporarily paused with attention turning to how to recover from the effects of the pandemic. Moreover, he informed the Committee that the Authority is at current undergoing a restructuring and that he expects all new teams to be in post by 31 March 2021. He concluded that he would be reporting to the Committee as soon as work is able to be continued with regards to the Windermere Lake Action Plan.

RESOLVED – That the report be noted.

**LA/19 2021/22 TO 2025/26 DRAFT BUDGET**

The Finance Lead Specialist presented the 2020/21 – 2021/25 Draft Budget which provided Members the opportunity to consider the funding available to deliver Lake Services.

The Finance Lead Specialist drew particular attention to the enormous impact the COVID-19 pandemic has had on the Council's finances and resources. Normal service expenditure is around £20 - 30 million, whereas during the year of 2020, £130 million of grants had been distributed to businesses and individuals. COVID-19 will further cost the Council approximately £2 million on top of government support.

RESOLVED – That the latest draft estimates be noted prior to their submission to Council for approval as part of the overall Draft Revenue Budget 2021/22 to 2025/26.

**LA/20 ENCROACHMENT APPLICATION 1 & 2 LAKESHORE BOAT HOUSES, STORRS PARK, WINDERMERE**

The Service Delivery Manager presented a report outlining an application to replace two existing boat houses and three jetties seeing as they are in a dilapidated condition and require replacement. The application provided details of the construction of 1&2 lakeshore boathouse Bellman Landing which will consist of a new boathouse, wet dock and 3 bedroom living accommodation and two replacement traditional wooden jetties with wooden piles. Measuring 46m<sup>2</sup> for the boathouse and 123m<sup>2</sup> for the two jetties, covering an area of 181.5m<sup>2</sup> approximately, with all measurements being subject to a survey upon completion. The report highlighted that the application had had full planning consent by the Lake District National Park Authority and the Environment Agency.

RESOLVED – That the Lake Administration Committee delegate the authority to the Director of Customer and Commercial Services to grant permission, subject to the completion of revised private encroachment agreements for the following:

- (1) Installation of a replacement boathouse with living accommodation. To include two wooden jetties and wet dock and 1&2 Bellman Landing;
- (2) Installation of replacement boathouse with day room, wet dock and one wooden jetty at unit 2 Bellman Landing.

**LA/21 ENCROACHMENT APPLICATION TO REPLACE TWO WOODEN JETTIES AT THE LOW WOOD MARINA, WINDERMERE**

***Note – In the interest of openness and transparency, Councillor Philip Dixon (South Lakeland District Council) declared a non-pecuniary interest in this item of business by virtue of the fact that the Councillor has connections with the applicant.***

***Note – In the interest of openness and transparency, Councillor Roger Bingham (South Lakeland District Council) declared a non-pecuniary interest in this item of business by virtue of the fact that the Councillor has connections with the applicant.***

The Service Delivery Manager presented a report outlining an application to replace the two wooden jetties at the water sports centre which is situated on the Eastern shore of Windermere. The jetties are to be used to aid the launching and retrieval of sailing boats from the lake. The application provided details of the construction of the two jetties to be a traditional construction with timber piles Jetty (A) measuring 61m<sup>2</sup> approximately. Jetty (B) measuring 17.5m<sup>2</sup> approximately. This represents an overall encroachment of 78.5m<sup>2</sup>. These measurements will be subject to a survey following completion. The report highlighted that the application had had full planning consent by the Lake District National Park Authority and the Environment Agency.

RESOLVED – That the Lake Administration Committee delegate the authority to the Director of Customer and Commercial Services to grant permission, subject to the completion of revised commercial encroachment agreement for the following:

- (1) Replace Wooden Jetty (A);
- (2) Replace Wooden Jetty (B).

***Note – at this point in the proceedings Councillor Philip Dixon and Councillor Roger Bingham were reconnected to the meeting and confirmation was obtained from these Councillors that they were able to hear all Members participating in the meeting.***

**LA/22 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/23****UPDATE ON COMMERCIAL LEASES AND ANNUAL ENCROACHMENTS**

- *Paragraph 1, 2, 3, 5 - Information relating to any individual.*
  - *Information which is likely to reveal the identity of an individual.*
  - *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.*
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- *Paragraph 1,2,3,5*
  - *Information relating to any individual.*
  - *Information which is likely to reveal the identity of an individual.*
  - *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 Legal, Governance and Democracy Lead Specialist (Solicitor) presented a report which provided Members with an update regarding commercial leases and annual encroachments around the Lake.

Members welcomed this positive report.

RESOLVED – That the report be noted.

The meeting ended at 12.06 p.m.