

**South Lakeland District Council  
Lake Administration Committee**

**Friday, 22 April 2022**

**Encroachment application to remove one floating  
jetty and extend the two remaining floating  
jetties at Mereside Marina Windermere**

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**Portfolio:** Customer and Locality Services  
**Report from:** Director of Customer and Commercial Services  
**Report Author:** Frankie Flannigan – Service Delivery Manager  
**Wards:** Bowness & Levens;  
**Forward Plan:** Not Applicable

**Links to Council Plan Priorities:** Working across boundaries – N/A

Delivering a balanced community – Delivering a balanced community, encouraging a sustainable environment and inclusive economy, we will grow our green economy by making the best use of our parks, open spaces and lakes

A fairer South Lakeland – N/A

Addressing the climate emergency – N/A

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**1.0 Expected Outcome and Measures of Success**

1.1 That approval be given to the application to remove one floating jetty and extend and alter the remaining two floating jetties with the addition of finger jetties to increase berthing capacity from 24 berths to 36. The jetties are located at the busy marina at Mereside Ferry Nab Windermere.

**2.0 Recommendation**

**2.1 Delegate the authority to the Director of Customer and Commercial Services to grant permission, subject to the completion of a new commercial encroachment agreement, for the following:**

- (1) To remove one floating jetty**
- (2) To extend and Alter the two remaining floating jetties**

**3.0 Background and Proposals**

3.1 An application has been received to remove one floating jetty and extend and alter the remaining two floating jetties. This will increase berthing capacity by 12.

3.2 The proposed extensions of the two floating jetties would be of a similar design to the jetties at Ferry Nab. The two jetties would measure 44m and 32.5m respectively with a 1.8m walkway. This would include 13 finger jetties with lengths between 6 and 12m. This will increase the overall encroachment from 185m<sup>2</sup> up to 307.9m<sup>2</sup>. These are approximate dimensions and a full survey will be carried out by the asset team on completion.

- 3.3 The jetties will be manufactured off site from galvanized steel and treated hardwood with non-slip decking.
- 3.4 A detailed survey has been carried out to identify any impacts on the navigation channel and adjacent mooring field. There will be an impact on 3 swinging moorings which will be relocated to the Western edge of the mooring field and customers will be fully consulted. The applicant will bear all costs in relation to the relocation.
- 3.5 The applicant has provided confirmation of the approved planning consent by The Lake District National Park Authority and a copy is attached. Environment Agency approval has also been received

#### 4.0 Appendices Attached to this Report

Appendix No.	Name of Appendix
1	Planning notice decision
2	Notification of Environment Agency consent
3	Encroachment application
4	Location plan
5	Proposed layout
6	Proposed mooring relocation

#### 5.0 Consultation

- 5.1 Informal consultation has taken place with the Lake Wardens. The Service Delivery Manager is also in possession of all relevant consents, risk assessments, method statements and plans. Please see appendices.

#### 6.0 Alternative Options.

- 6.1 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.

#### 7.0 Implications

##### Financial, Resources and Procurement

- 7.1 A new commercial encroachment agreement will be required to ensure the appropriate income is received.

##### Human Resources

- 7.2 There are no staff implications

##### Legal

- 7.3 A new Commercial encroachment agreement will be required following confirmation of agreed terms by the Council's Estates department. The Council's legal and professional fees in connection with the survey and the negotiation and completion of the new agreement will be recovered from the applicant.

## Health and Sustainability Impact Assessment

- 7.4 Have you completed a Health, Social, Economic and Environmental Impact Assessment? No.
- 7.5 A sustainability impact assessment has not been carried out as this is an individual application which has already been granted planning permission and Environment Agency consent

## Equality and Diversity

- 7.6 Have you completed an Equality Impact Analysis? No
- 7.7 No equality and diversity implications arise out of this proposal

Risk Management	Consequence	Controls required
The Committee refuse the application	It is likely to be challenged by the applicant	Allow the construction to proceed subject to a commercial encroachment agreement

## Contact Officers

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## Background Documents Available

Name of Background document	Where it is available
Not Applicable	

## Tracking Information

Signed off by	Date sent	Date Signed off
Section 151 Officer	23/03/2022	01/04/2022
Monitoring Officer	23/03/2024	01/04/2022
CMT	N/A	

Circulated to	Date sent
Lead Specialist	N/A
Human Resources Lead Specialist	N/A
Communications Team	N/A
Leader	N/A
Committee Chairman	N/A
Portfolio Holder	N/A
Ward Councillor(s)	N/A
Committee	N/A
Executive (Cabinet)	N/A
Council	N/A