



**Windermere
& Bowness** | Chamber
of Trade

Promoting the trading and commercial interests of Bowness, Windermere and the immediate area.

The minutes of a General Members Meeting held on the 5th March 2013 at the Burnside Hotel, Kendal Road, Bowness-on-Windermere, commencing at 7pm.

Members Present:

Tony & Liz Blaney (Fairfield Guest House)
Barry Butler (Butler Thompson Assoc)
Steve Broughton
Amanda Davies (Brambles)
Simon Everett (Simon Everett Opticians)
Adrian G Faulkner (AGF Business Services Ltd)

David & Gill Howarth (Renoirs)
Richard & Dyan Rogers (The Old Pump House)
Christopher Rushton (Lakes Architects)
Ruth Thompson (Welcome Guide)
Nigel Wilkinson (Windermere Lakes Cruises)
Eve Blatchley (Hon Member)

And numerous others

Guests:

PC Christine Nelson
Mrs Sandra John

Steve Ratcliffe (LDNPA)
Cllr. Alan Winrow (Mayor of Windermere)

And numerous others

Apologies:

Sue Bloy (Lakes Accountancy)
Cllr. Ben Berry
David Carter (David Carter Chemists)
Bob Cheetham (Chocolate Crescent)
Clayton Butchers
Tim Farron, MP
Paul Frain (Helen Chocolates)
Chris & Barbara Gabbott (The Coppice)
Erica Hargreaves-Wood (Erica's Hair Salon)
Sue Jackson (Heart of the Lakes)

Paul Liddell (Lakelovers)
Jonty Mayo (Musgraves)
John Richardson (Richard's Butchers)
Penny Seeds (Manuka)
Adam Slatter (Booths Supermarket)
Tim Swaine (NatWest Bank)
Amanda Took (Mystic Moon)
Robbie Tullet (La Galerie D'art)
Ian Wilson (The Ship Inn)
Enid Thompson (Welcome Guide)

Simon Everett (Chair) welcomed Steve Ratcliffe (LDNPA), the Cumbria Constabulary and assembled members and guests to the meeting.

Guest Speaker:

Secretary's Note: As Mr Ratcliffe used the first person singular throughout his presentation, I shall report his comments in the same vein.

Mr Ratcliffe began by stating that "I will see this will happen."

He then went onto outline the methodology behind the project stating that it came from the Core Strategy document of 6 years ago. He had been to the Windermere Town Council (WTC) and the Windermere & Bowness Chamber of Trade (WBCofT) in the past to outline the planning policy. Out of the document came the waterfront programme. New elements to this document have been introduced – "I want to make the Glebe a world class visitor experience." There had been difficulties along the way because of the ownership of the land. The document was then taken to an enquiry who established that it was 'sound.' The Inspector required more information on Bowness Bay. A degree of change was established through the Core document.

Mr Ratcliffe continued by outlining the sequence of events regarding the “Land Allocation” document. There had been a number of consultations undertaken, furthering additional details for Bowness Bay from which the LDNPA came up with a “preferred option.” The intent is:

- Braithwaite Fold Car Park
- Cultural Attraction
- Courtyard complex
- Hotel
- Glebe Road closure

Ruled out at the time, the idea of pedestrianisation of Glebe Road in front of the lake. The Courtyard scheme was also removed. The Cultural Attraction has been changed to “visitor attraction.”

Mr Ratcliffe continued by saying that the document had to be tested for its:

- Soundness - did it reflect material and local planning policy and was it deliverable?
- Legality – has due process been followed?

A hearing would follow shortly to ascertain if the above had been followed. He pointed out that he was trying to “bring about a certainty of investment.”

Street Regeneration Location (SRL): The project would bring a greater clarity to SRL with Mr Ratcliffe stating “how do I improve the SRL which warrants development to expand the visitor experience.” There had been a lack of private and public investment in the infrastructure.

Private Development: Could make a planning application subject to public consultation. Concerns will be taken into account. Any road related issues would be for Cumbria County Highways to decide. Mr Radcliffe referred to the Cumbria Tourism plan for the future of Tourism as having said that “a hotel was needed on the Glebe” as the justification for allowing a hotel to be included in the planning process.

Green Space: This was being developed with SLDC and the National Trust (NT) who are the landowners. A Lottery application had been turned down. Further public consultations would take place over the allocation of the ‘green space.’

Q&A.

Q What is the role of the LDNPA and the developer?

A The LDNPA are trying to be a proactive force with the developer and the public. The developer must show that the project works and that the proposals are workable otherwise there be refusal of the project.

Q Over 60% of those who responded to the consultation said “do nothing” or “do little.” Why have you not listened?

A I am willing to listen! Do nothing or do little in my opinion would not be an option. If the hotel development comes forward, it is not a planning requirement to have a car park as part of the development. The developer would only have to show there is parking available. There is a potential for partial road closure on the Glebe. There could be a pilot TRO (Temporary Road Order)

Q Regarding the TRO why not close Brockhole Car Park and see what happens to your trade?

A No reply.

Q CT (Cumbria Tourism) plan for the future of Tourism stated that “a hotel was needed on the Glebe”.

A Using the report from CT as the justification for allowing a hotel to be included in the planning process.

Reply A member corrected him by saying that the CT report actually indicated that the Lake District as a whole needed five high quality or luxury hotels to support the future visitor needs, but of course Luxury hotels need impressive locations, and so CT had further identified five possible suitable locations which included The Glebe. Clearly the possibility of a low rise/low cost hotel may be desirable for The Glebe as far as you are concerned, but it does not fall within the findings of the CT report, and hence you cannot use the CT report as evidential support for his proposal.

Q Have you or the National Park undertaken to do an “Economic Impact Survey Report” on the proposals?

A I do not have to. However there was one done 3 years ago. CT is still of the opinion there was a need for this project. Have not CT since but assumes there is still a need.

A suggestion from the floor was the document was 'out dated' and the Bowness was a successful selling point already. There should be an 'expressed focus' regarding the area. Mr Ratcliffe said "I want it to be a world class destination, not a car park."

The Chair, on behalf of those present, thanked Steve for his presentation and suggested that the parties concerned should meet to sort out the concerns of the parking on the Glebe.

Police:

PC Christine Nelson reported on behalf of the local constabulary by saying that:

- Anti-social behaviour had occurred during the half term period
- An assault case had been dealt with via a 6 week re-hab course
- Retail crime was down in numbers, but in value was up. Eastern European teams operating in the area.

The front desk at the Windermere Police Station was now being operated on a 'day shift' pattern.

PC Nelson was thanked for her attendance.

Minutes:

The minutes of the meeting held on the 5th February 2013 were accepted as being a true record.

Matters Arising not covered by the Agenda:

There were no matters mentioned

Correspondence:

The Secretary reported he had the following correspondence;

- An email from the Windermere-Diessen Twinning Association outlining the forthcoming AGM and social evening.
- An electronic newsletter from "Connecting Cumbria" regarding Superfast Broadband and when it was to 'happen' in this area. This is to be put onto the home page of the Chambers website.
- An email received from Fells and Dales informing that the Rural Development Programme for England will be coming to an end in December 2013. They are aware that there will be another programme in 2014 but what shape it will take is still being negotiated. This programme may not start until late 2014 so there may be a funding gap. There are other sources of funding and these can be found on the Chambers website.
- An email regarding the Regional Growth Fund Round 4 bids – LEP Support. Minimum threshold £1m.

Reports:

a. **Membership Secretaries:**

Nothing to report from either of them.

b. **Community Safety Partnership**

In the absence of Enid Thompson the Secretary gave her report:

- Sarah Blacow has now got the quotation for the shop signs
- Anyone interested in investing in CCTV for their business should contact Terry Belshaw for recommendations.
- Members are advised to link into CCM (Cumbria Community Messages) to be kept up to date with scans or significant problems.

c. **Windermere & Bowness Winter Lights Group:**

Nothing to report.

d. **Windermere Town Twinning Association:**

Nothing to report that has not already been said.

e. **Windermere Catchment Restoration Programme:**

Nothing to report

f. **Windermere Waterfront Project:**

Next meeting is to be in March 2013

g. **Visitor Information Centers:**

Nothing to report

k. **Windermere Community Action Plan:**

Nothing to report.

l. **Cumbria In Bloom:**

The Secretary, in his capacity as Treasurer of Cumbria In Bloom updated the meeting on the progress being made to obtain sustainable funding.

Windermere In Bloom was progressing nicely towards their 2013 RHS Britain In Bloom entry.

Christmas Market:

The Secretary read out an email he had received from the Chair of the Town Twinning Association regarding this matter.

Items of interest from the Windermere Town Council minutes:

No report

Business In Adjoining Parishes:

No report.

Website Statistics:

Over 173,000 world wide hits on the site during January and February 2013.

A.O.B.

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Dates of Future Meetings:

2013

16th Apl

7th May

Adrian G Faulkner - Secretary, Windermere & Bowness Chamber of Trade.
DMS. FCMI., CLP.