



**Lake District
National Park**

7/2022/5063

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF GRANT OF PLANNING PERMISSION

To: Mr & Mrs K & S Slater
Slaters View
Lakeside
Ulverston
LA12 8AS

PART 1 - PARTICULARS OF APPLICATION

- | | | |
|---|---|--|
| 1 | Name and address of applicant | Mr & Mrs K & S Slater Slaters View,
Lakeside, Ulverston, LA12 8AS |
| 2 | Date of application | 10 February 2022 |
| 3 | Land to be developed | Land adjacent to Tarnedge, Lakeside,
LA12 8AS |
| 4 | Development forming the
subject of the application | Replacement boating store and jetty
extension |

PART 2 - PARTICULARS OF DECISION

IN PURSUANCE of their powers under the Town and Country Planning Act 1990, the Lake District National Park Authority as local planning authority **HEREBY GIVE NOTICE THAT PLANNING PERMISSION** for the development referred to in Part 1 hereof **HAS BEEN GRANTED.**

SAVE as hereunder specified the development shall be carried out and completed in entire accordance with the particulars specified in the application and plans submitted. The development shall be subject to the following conditions:

- 1 The development hereby permitted shall be commenced before the expiration of **THREE** years from the date hereof.

REASON: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.

- 2 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details:
 - Application form
 - Drawing No 6314/03 Rev A Plan as proposed
 - Construction Method Statement
 - Tree Statement
 - Drawing No TQRQM22010134735032 Block Plan



Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Karl Slater

Replacement of a wooden boat store and the maintenance/extension of a wooden jetty on Lake Windermere (River Leven; main river).

National Grid Reference: SD 3785 8756

Land adjacent to Tarnedge, Lakeside, LA12 8AS.

Permit number

EPR/JB3195YG



South Lakeland District Council

Lake Wardens Office
Ferry Nab
Bowness-on-Windermere
Cumbria LA23 3JH

Tel: 015394 42753
Fax: 015394 47813

e-mail: lake.wardens@southlakeland.gov.uk

APPLICATION FOR AN ENCROACHMENT ON THE BED OF WINDERMERE

Encroachment No. E27.06

Name of Applicant KARL & SAMANTHA SLATER
Address LAKE SIDE, MILLER STON
Telephone No. 07772 702616 01985014059

Name of Agent.....
Telephone No.....
Name of Contractor.....
Telephone No.....

Location of Proposed Encroachment (inc O.S. grid Ref) E337851 N487566

**1 COPIES OF THE LOCATION PLAN AND DIMENSIONS
TO BE SUBMITTED AT TIME OF APPLICATION**

Details of Proposed Encroachment..... Pier / Boathouse / Wet Dock / Slipway

(a) Method and Type of Construction..... SIMPLE WOODEN JETTY

(b) Dimensions: Length 16.6m Width: 1m

(c) Is the proposed Encroachment to be used Commercially/ Privately

Names and Addresses of adjoining land owners

1) LAKE SIDE HOTEL & SPA, LAKE SIDE, LA12 8AT.

2) YORK CLOUD LTD, LAKE SIDE (LAKE SIDE HOTEL)

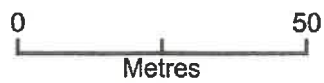
All Applications Must include certified copies of plans and permissions granted by the Lake District National Park Authority, (Planning Consent) and The Environment Agency, together with the fee of £226.80p inc.vat.

Signed.. [REDACTED] Date 22/5/2022



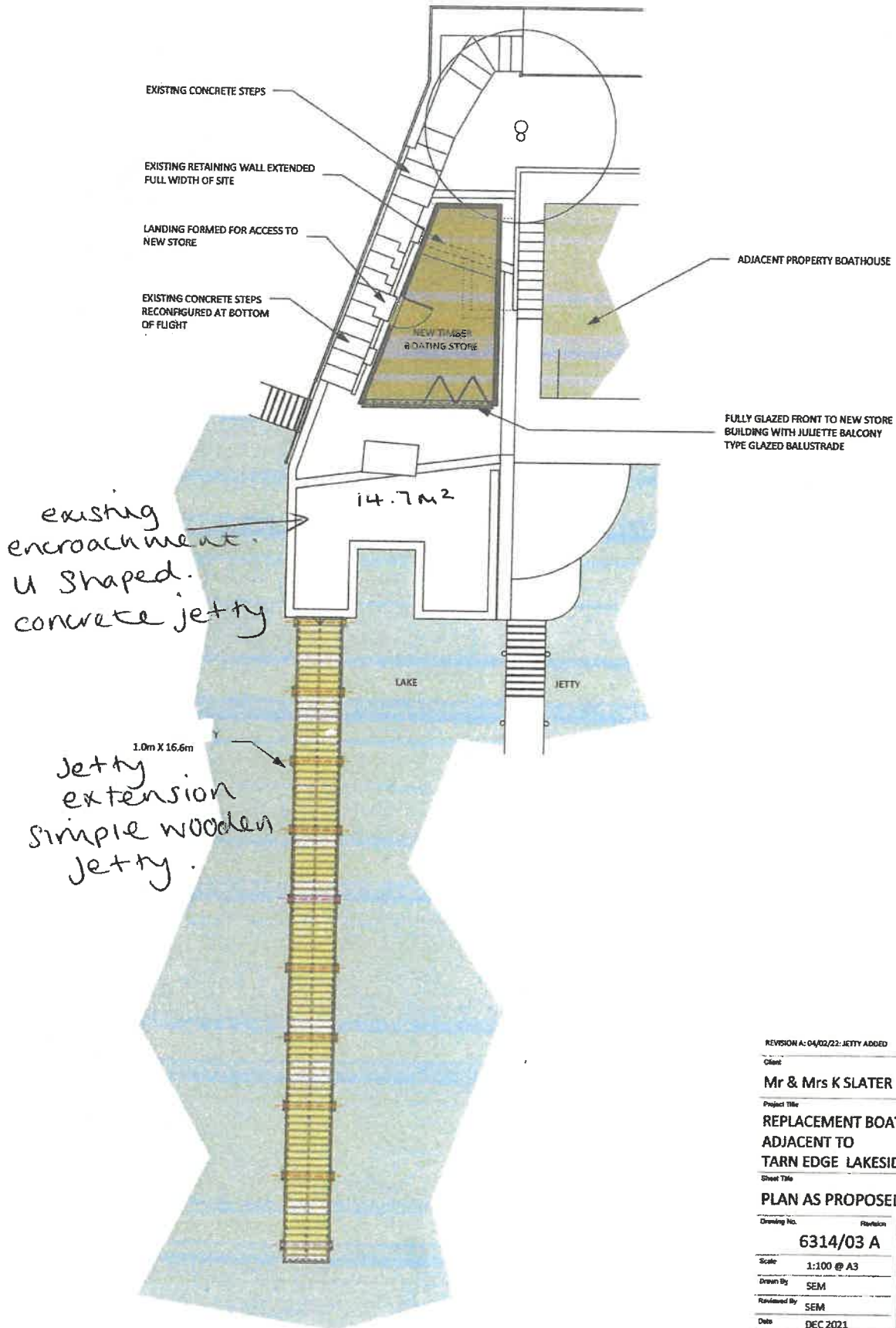
INVESTORS
IN PEOPLE

Location Plan Land Adjacent to Tarnedge



Plan Produced for: K Slater
Date Produced: 07 Feb 2022
Plan Reference Number: TQRQM22038172829643
Scale: 1:1250 @ A4

NOTES:
 THIS DRAWING IS COPYRIGHT AND MUST NOT BE REPRODUCED WITHOUT THE CONSENT OF CRAIG & MEYER ARCHITECTS
 FIGURED DIMENSIONS MUST BE USED BY PREFERENCE TO SCALED DIMENSIONS. ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE WORK IS PUT IN HAND AND ANY DISCREPANCY REPORTED TO THE ARCHITECTS



REVISION A: 04/02/22: JETTY ADDED

Client

Mr & Mrs K SLATER

Project Title

REPLACEMENT BOATING STORE
 ADJACENT TO
 TARN EDGE LAKESIDE

Sheet Title

PLAN AS PROPOSED

Drawing No. 6314/03 A

Scale 1:100 @ A3

Drawn By SEM

Reviewed By SEM

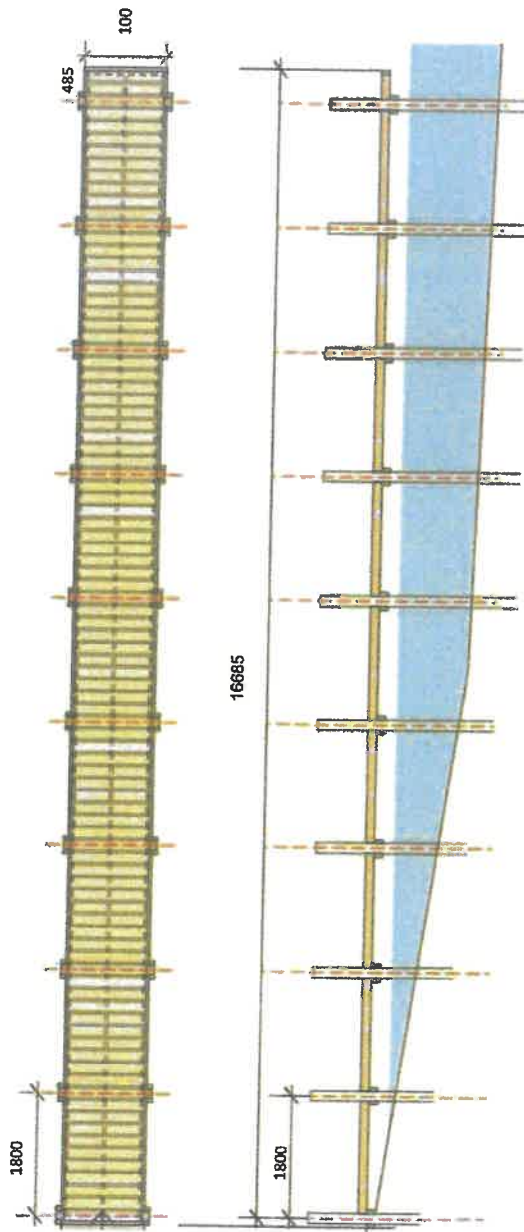
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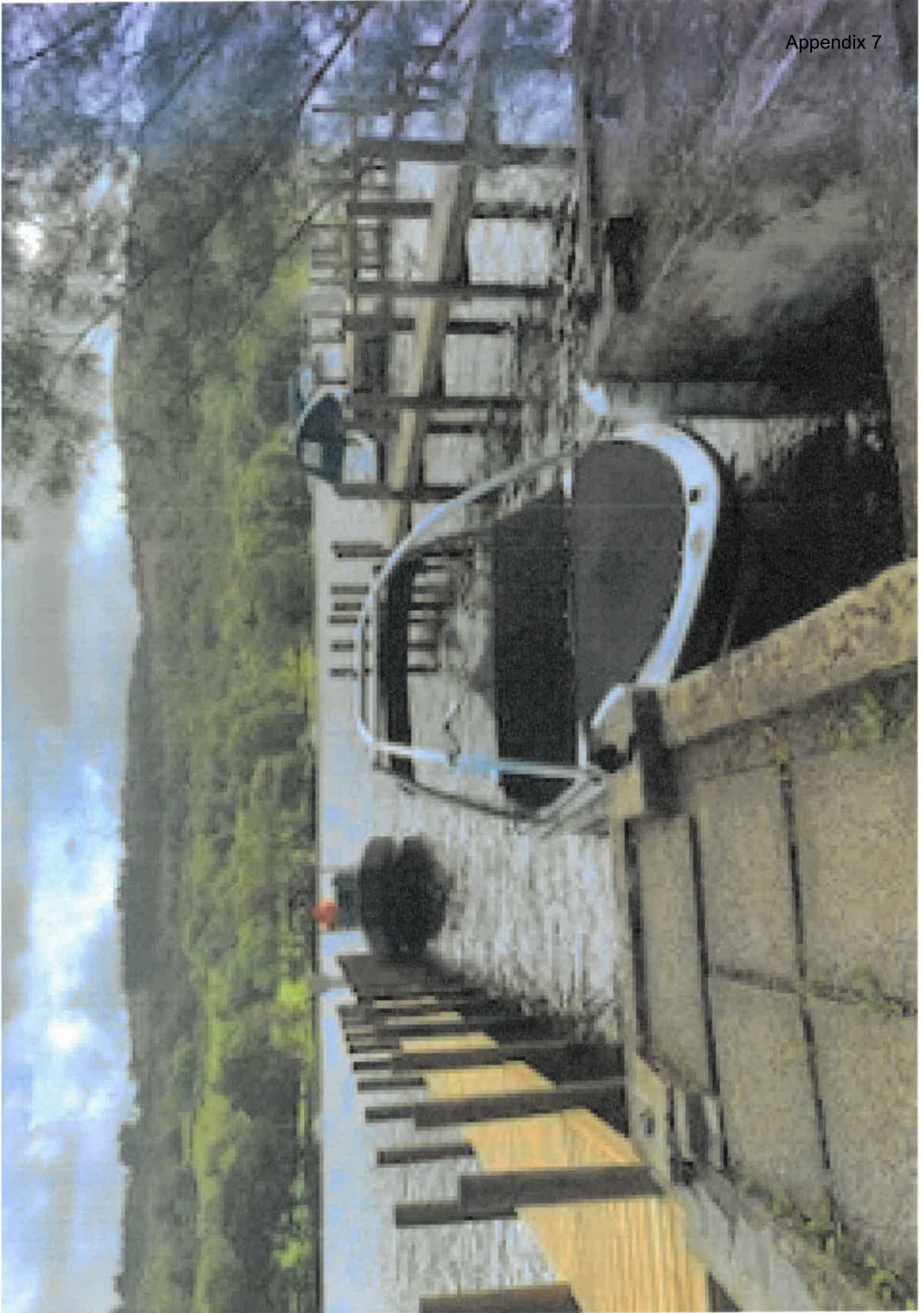
98-100 DUNE STREET
 BARROW-IN-FURNESS CUMBRIA
 LA14 7RD
 T: 01229 820072
 E: enab@craigandmeyer.com

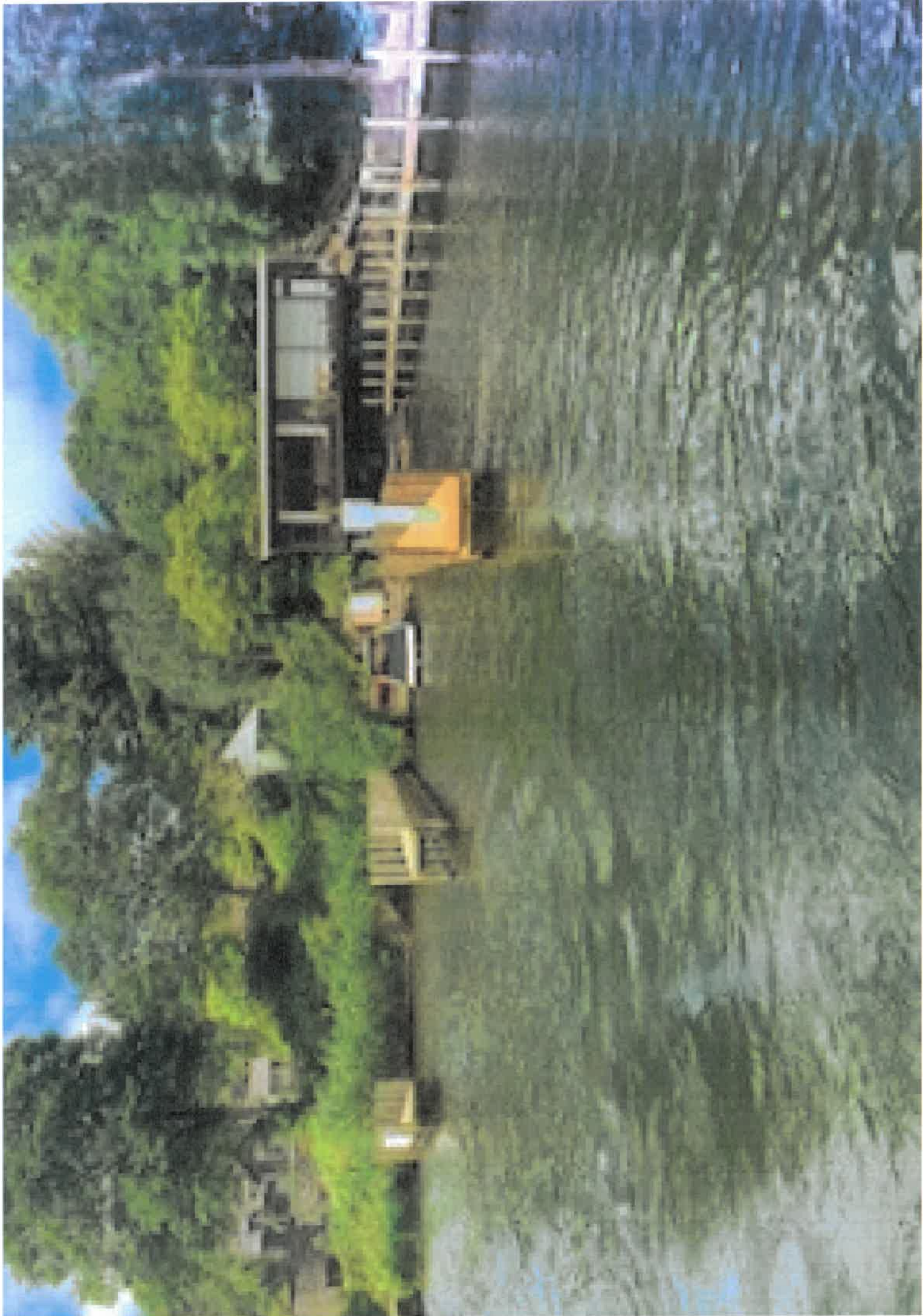


Proposed
Replacement &
Extended Jetty

1:100







Additional Information

Encroachment Application: For Extension to existing Jetty

E27.06

Introduction

Please find below additional information in relation to the above encroachment application.

Current Situation

We live locally and own a small piece of private land at the lakeshore at Lakeside, which has an existing jetty; were we can moor our small boat and access the Lake for recreational purposes.

See picture below:-



Our Existing Jetty

The existing jetty to the north

We have recently been granted planning approval for a replacement boating store and Jetty Extension in line with planning policy, including improving the look of the lake shoreline and the Lake Administration Committee may find the planners report helpful.

We believe that the Lakebed is owned by South Lakes council and as such there are no private boundaries on the Lake Bed.

We also believe that the Lake Administration Committee recommends: - that any new jetties should be built at least 2.8 meters away from a neighbour's boundary in order to prevent boundary issues, such as boats being moored in front of other people's land/shoreline.

We are aware that this rule isn't applied arbitrarily and that there are exceptions to this unwritten recommendation, and we would like to request that the Lake Administration Committee consider our proposal in context; and give appropriate weight and consideration to the current By laws on the Lake and also to historic context in our case.

Our existing Jetty (approved in 1974 1/4/10507) already runs over 5 meters across the full length of our privately owned shoreline at Lakeside. It was approved at a time when the jetties to the north and south were much shorter and more inline with the size of our jetty (as per 1974 location plan).

The location and proximity of our existing Jetties are almost 50 years old and are historic

Due to our existing jetty running all the way across the front of our private shoreline:-

- At the shoreline – Our existing jetty butts up/touches the neighbouring jetty to the north, and this continues out into the Lakebed.
- At the shoreline – Our existing jetty is already closer, than the recommended 2.8 metres to the neighbouring jetty at the South; and this reduces slightly as the jetties run out into the water - because the neighbour's jetty was built out at an angle towards our jetty.

The proposal to extend our existing jetty is only necessary because: -

- The jetty to the north and to the south have been extended; and there is a tendency for boats to be moored on these neighbouring jetties, directly in front of our jetty, directly in front of our land, which blocks access to our jetty which at best causes a nuisance, at worst is a health and safety hazard.

The picture below shows a boat moored to the neighbour's jetty at the north.

It shows how access to our jetty is blocked and how it is a struggle for us and our family to navigate the lake safely when this occurs.



Boat moored on the jetty to the north - directly in front of our land

By -Laws

As per Lake Windermere by laws, which promotes/ensures safe navigation of the Lake - policy 11.1 states that "Save in an emergency, no person shall moor, anchor or tie up any vessel in any part of the Lake where it is likely to cause nuisance, injury or damage."

In other words, boats should only moor on the side of their jetty Infront of/ adjacent to their own land, not block other people's access to their jetties, boat houses etc.

Given the nature of the many private strips of land all around Lake Windermere this rule is well established and works.

Current Encroachment Policy

As far as we can tell our proposed jetty extension has been designed in-line with current published Encroachment policy.

Conclusion

Benefits of Proposed Extension/ Improvement to the Safe Navigation of the Lake

The proposed Jetty extension will promote the safe navigation of the Lake because it will clearly define access to the Lake from our own and the neighbouring, privately owned strips of land by the lake shore.

It will also provide additional revenue to the South Lakes Council.