

KESWICK TOWN COUNCIL
SEVEN PRINCIPLES OF PUBLIC LIFE
Selflessness – Integrity – Objectivity – Accountability – Openness – Honesty - Leadership

Minutes of the meeting of Keswick Town Council held in the Quaker Meeting House, Elliot Park, Keswick on Thursday 19th June 2025 at 7.00 p.m.

Present:

Chair
 Councillor Louise Dunn
Councillors

Natalie Evans	Steve Harwood	Chris Houghton
Claire Houghton	Denstone Kemp	Benita Laphorn
Jean Murray	Claire Peat	Richard Scott

Also present was Vivien Little (Town Clerk), Catherine Parker (Responsible Financial Officer), 1 member of the press, and one member of the public.

26. Apologies

Apologies for absence were received from Councillor Taylor. Her apologies were noted and accepted by Councillors.

27. Minutes

RESOLVED that the Chair be authorised to sign as a correct record the minutes of the Town Council meeting held Thursday 15th May 2025 (page 1-6).

28. Requests for Dispensations

The Clerk reported that no requests for dispensations had been received.

29. Declarations of Interests

No declarations of interest were made at this meeting.

30. Matters to be received from the Public

No matters were raised from members of the public at this meeting.

31. Matters to be raised by Councillors

Councillor Murray brought up that the last of the Councillors surgeries had happened, and she was going to rethink how these were going to be held for the next three sessions, with a plan to vary the days, times and venues.

She also brought up that there would be a market stall set up during Convention, to allow local charities to showcase their work, and that there was only four sessions left, so encouraged charities to step forward and utilise these.

Councillor Kemp arrived at 19.05.

32. Applications for Development

- i) **RESOLVED** that the following observations be to the Lake District National Park Authority (Action - RFO):
- | Plan Ref. | Description, Location, Comments
Recommendation |
|-----------|---|
|-----------|---|

- T/2025/0077 Fell 1 x Silver birch
Orchard House, 8 The Plosh, Borrowdale Road, Keswick, Cumbria, CA12 5DE
Support – subject to confirmation by Tree Surgeon
SUPPORT
- 7/2025/2089 Variation of condition 2 (plans) of planning permission 7/2024/2169, extend the property at the rear to achieve a ground and lower ground floor extension. Increase the projection of the lower ground floor and alter the width of the glazing on the upper ground floor.
10, Manesty View, Keswick, Cumbria, CA12 4JF
Object – we maintain our support for the principle of the original application subject to concerns about the impact on nearby properties. The change in design increasing the glazed area to the first floor lounge will have a significantly greater impact on the perception of being overlooked. We believe this does not meet the criteria set out in Local Plan Policy 06 as it will have an unacceptable impact on the amenity of residents in the dwellings below on Grizedale Close due to visual intrusion, overlooking and overbearing effect
OBJECT
- 7/2025/2090 Approval of details reserved by all conditions on Planning Application 7/2022/2142 - Proposed temporary car park and store building following refusal of application ref 7/2021/2199.
Keswick Youth Centre, The Old Mill, Main Street, Keswick, CA12 5NJ
No comments required
- 7/2025/2096 Erection of a single storey local occupancy dwelling
Land at Vendace Court, Borrowdale Road, Keswick, CA12 4EU
Object – the description is incorrect on the application as it now relates to a two storey dwelling.
We support the amended design to previously approved application 7/2021/2254.
We object to the local occupancy proposal as the original permission was granted for a local “affordable” occupancy dwelling subject to signing a Section 106 agreement. We object to the removal of the “affordable” criteria of the local occupancy condition
OBJECT
- 7/2025/2097 Conversion of an existing car park to form an external customer and landscaped area - variation of condition 4 (external opening hours) on planning permission 7/2021/2348 appeal decision APP/Q9495/W/22/3297944
2-6 The Chief Justice Of The Common Pleas, Bank Street, Keswick, CA12 5JY
Object – the original application for this external seating area allowed use by customers between 9.00am and 6.00pm on any day. An application submitted in Nov.2021 requested approval to extend this to 8.00 pm which was refused by the LDNPA because of the impact on nearby residents and businesses in the Conservation area. This was subsequently granted on appeal in august 2022. This application seeks to extend this further to 11.00pm on any day. As an open air beer garden it will inevitably have a greater impact than enclosed facilities which we believe will have an unacceptable impact on nearby residents trying to get to sleep. Details of noise levels submitted appear to have been selective to justify a point of view and do not in our view reflect an accurate position
OBJECT

- 7/2025/2100 Extension to dwelling
Coanwood, Manor Brow, Keswick, CA12 4AW
No comments made
SUPPORT
- 7/2025/2104 Proposed replacement of existing garage door with window
York House, Chestnut Hill, Keswick, Cumberland, CA12 4LR
No comments made
SUPPORT
- 7/2025/2107 Acrylic letters to existing refurbished fascia
28 Station Street, Keswick, Cumbria CA12 5HF
No comments made
SUPPORT
- 7/2025/2110 Two storey building providing ground floor restaurant (Use Class Eb)) or hot food takeaway (Sui Generis), with 3 local needs residential apartments (Use Class C3) at first floor, including associated access, parking, hard and soft landscaping and ancillary structures
Otley House, Otley Road, KESWICK, CA12 5LE
Support – this is sensitively designed new mixed use building on a prominent corner site off the main road through the town centre
SUPPORT
- 7/2025/2111 Single storey extension to dwelling
55, Trinity Way, Keswick, CA12 4HZ
No comments made
SUPPORT

ii) **RECEIVED** an update on National Park planning decisions.

33. Mayor's Engagements

RECEIVED details of the Mayor's engagements and meeting attendance for the period 9th May 2025 – 12th June 2025.

34. Internal Auditor's Report for Year Ending 31 March 2025

RECEIVED the report of the Internal Auditor for the year ending 31 March 2025.

RESOLVED that the Internal Auditor's report be accepted.

35. Annual Governance and Accountability Return (AGAR) – Section 1

RESOLVED that the Section 1 – Annual Governance Statement 2024-25 – of the AGAR be approved for signature by the Chair.

36. Annual Governance and Accountability Return (AGAR) – Section 2

RESOLVED that the Section 2 – Accounting Statements 2024-25 – of the AGAR be approved for signature by the Chair.

37. Annual Accounts

RESOLVED that the statement for accounts for the year ending 31 March 2025 be approved for signature by the Chair.

38. Details for the Arrangements for the Exercise of Public Rights

RESOLVED that the period for the exercise of public rights will begin on Monday 23 June 2025 and conclude on Friday 1 August 2025 (Action – RFO).

39. Building Update

RECEIVED the report of the Clerk.

40. Payment of Accounts

RESOLVED that the accounts for June 2025 as approved by the Inspection Committee be authorised for payment for (Action – RFO):

- i) For the Town Council, vouchers 58 – 76, amounting to £51,351.16 (fifty one thousand, three hundred and fifty one pounds and sixteen pence)
- ii) For the Parks' Trusts, vouchers HP21- FP44, amounting to £29,562.08 (twenty nine thousand five hundred and sixty two pounds and eight pence)

41. Insurance Renewal

Consideration was given to the report from the Responsible Financial Officer.

RESOLVED that the report of the Responsible Financial Officer be ratified, and that the Council renew insurance with Zurich for a three year period (Action – RFO).

42. Reports from Ward Representatives

RECEIVED reports from the following representatives:

- i) Cumberland Council - Councillor Lansbury gave an update on the work. Social care provision had improved, with good initiatives being put in place. Councillor Lansbury could arrange for a presentation to be put together.
She reported on progress being made on improvements to the Howrah's path with discussions between the LDNPA and Cumberland Council.
Councillor Lansbury had also seen draft plans which had been created for the Crosthwaite Road Junction, as a result of the Keswick Transport Study, however it was still very early stages.
She also gave an update regarding the Community Partnership, along with Councillor Murray, although again, it was still at very early stages.
- ii) Lake District National Park Authority North Distinctive Area Parishes Representative. **RECEIVED** the report of the LDNPA North Distinctive Area Parishes Representative.

Councillor Chris Houghton arrived at 19.48.

43. Proposal – Grant request to Cumberland Council

RECEIVED the report from Councillor Harwood.

RESOLVED that this item be looked at in more detail by the Visitor Management Working Group, and brought back to Council next month (Action – Visitor Management Working Group)

44. Consultation

RECEIVED information regarding the draft electoral proposals for Cumberland Council.

45. Police Report

RECEIVED the report of the Allerdale Rural Neighbourhood Policing Team.

Prior to consideration of the following business, the Chair moved the resolution:

'That under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted'

46. Town Hall Update

RECEIVED the report of the Clerk.

RESOLVED that;

- i) the Clerk contact Option C, and explore options moving forward (Action – Clerk);

- ii) the Clerk contact Worknest to request a Health and Safety report on the building (Action – Clerk);
and
- iii) the Clerk seek legal advice regarding our position (Action – Clerk).

The meeting closed at 8.36 p.m.

Chair

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