

**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, Keswick on Thursday 21st August 2025 at 7.00 pm.

Present:

Chair

Councillor Louise Dunn

Councillors

Natalie Evans
Claire Houghton
Jean Murray
Lorraine Taylor

Steve Harwood
Denstone Kemp
Claire Peat

Chris Houghton
Benita Laphorn
Richard Scott

Also present was Vivien Little (Town Clerk), Catherine Parker (Responsible Financial Officer), one member of the press, and 18 members of the public.

62. Apologies

No apologies were received for this meeting.

63. Minutes

RESOLVED that the Chair be authorised to sign as a correct record the minutes of the Town Council meeting held on the 17 July 2025 (pages 12-15).

64. Requests for Dispensations

The Clerk reported that there had been no requests for dispensation.

65. Declarations of Interests

No declarations of interest were made at this meeting.

66. Matters to be received from the Public

A member of the public representing the 'Binfluencers' group spoke in relation to the work they were doing raising the profile of the issues of littering and fly camping in the National Park. Councillors shared their frustration and stated that they were doing what they can in the background to help. It was requested that issues that the Binfluencers raised be fed into the Visitor Management Working Group who were looking at this, along with other items, and Keswick Town Council would help wherever they could.

A question was raised about what the Binfluencers should do when they come across human waste. The Clerk advised that she would contact Cumberland Council's Environmental Health team and let them know the response (Action – Clerk).

A number of members of the public spoke regarding agenda item 7. Concern was raised over the impact of the Keswick Convention on the town, with some business operators saying that they were losing a great deal of money, and some were looking at closing for the 3 week period of the Convention next year, in order to avoid paying staffing costs, etc.

A question was raised over who gave permission for the Convention to take place. The Clerk informed all present that given the Convention was held on private land, and was a well organised event held in close discussion with a number of statutory agencies, they did not require any permission to hold the event.

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Concern was raised by members of the public about the apparent lack of respect from officers of Keswick Ministries. There had also been issues relating to noise, with reports of it being especially loud for evening services, as well as leaving the site at the end of the evening, disturbing residents (Action – Clerk to investigate with Cumberland Council re noise levels).

This led to the question of whether the Convention had outgrown Keswick.

A member of the public reminded all present that in 2017, at a previous Council meeting, officers from Keswick Ministries assured Councillors at the time that the dates of the Convention would never fully take place within school holidays, however it was noted that there had been a number of staffing changes at Keswick Ministries since that time. This was something that could be brought up by Keswick Town Council at a future Town liaison forum meeting.

67. Local Plan Engagement

RECEIVED a presentation from Fran Richardson, Development Officer at Action with Communities in Cumbria in relation to the upcoming Lake District National Park Authority Local Plan revision.

RESOLVED that Keswick Town Council agree to set up a meeting with Action with Communities in Cumbria to discuss issues in order to feed into the upcoming LDNPA Local Plan Revision (Action – Clerk).

68. Response to issues raised surrounding Keswick Convention.

RECEIVED a report from Councillor Dunn.

69. Matters to be raised by Councillors

No matters were raised by Councillors at this meeting.

70. Applications for Development

- i) **RESOLVED** that the following observations be submitted to the Lake District National Park Authority (LDNPA) (Action – RFO)

Plan Ref	Description, Location, Comments Recommendation
T/2025/0125	1x Willow - fell - 5 day notice 12, Eskin Street, Keswick, CA12 4DQ No comments required
T/2025/0135	Fell 1 x dead cypress tree - 5 day notice 5 Millbank Cottages, Keswick, CA12 5LY No comments required
T/2025/0136	Fell 1 x Acer palatium Hope Park, Lake Road, Keswick, Cumbria, CA125DG Declared interest
T/2025/0143	T1 - Reduce Cypress tree to approx 6ft height to form a hedge Flat 1, The Hollies, High Street, Keswick, CA12 5AH No comments made SUPPORT
T/2025/0144	T1 - Prune Apple tree - Removal of 2 limbs and reduce 1 1, Little Hills, Keswick, CA12 5DH No comments made SUPPORT

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- 7/2025/2079 Extend garage towards the front of property. Garage conversion to kitchen, modify existing wrap around garage flat roof to pitched slate roof.
Lynroyd, Manor Brow, Keswick, CA12 4AP
Support – proposed extension in line with front of house and conversion with new pitched roof in place of the existing flat roof is a positive improvement
SUPPORT
- 7/2025/2118 Change of use from Guest House (with holiday let permission) to multiple flexible use Guest House, Holiday Let, or Single Dwelling House (only - or principal dwelling)
19, Church Street, Keswick, CA12 4DX
Support – we support the flexible use proposed subject to the current LDNPA condition which requires the dwellinghouse hereby permitted shall not be occupied otherwise than by a person as his or hers Only or Principal Home. We maintain our support for the flexible Holiday Let Use subject to on site management being retained
SUPPORT
- 7/2025/2140 Change of use from Guest House to flexible use as either Guest House, or C3 residential use (Dwellinghouse) as a primary residence/principal 26, Stanger Street, Keswick, CA12 5JU
Support - We support the flexible use proposed subject to the current LDNPA condition which requires the dwellinghouse hereby permitted shall not be occupied otherwise than by a person as his or her Only or Principal Home
SUPPORT
Comments sent 31.07.25 under delegated powers
- 7/2025/2141 Housing development of 129 dwellings comprising 87 affordable, 36 local needs and 6 houses to be occupied as an only or principal home, together with associated works to facilitate development
Sheepdog Field, East of Calvert Way, Keswick
OBJECT - Refer to APPENDIX 1 attached
- 7/2025/2145 Conversion of garage with new pitched roof to provide ensembles and a dressing room
39, Lakeland Park, Keswick, CA12 4AT
Support - We support the proposed garage conversion which retains sufficient on site parking and the new pitched roof in place of the existing flat roof is an improvement
SUPPORT
Comments sent 31.07.25 under delegated powers
- 7/2025/2152 Non-material amendment to 7/2023/2161 application
11, Fenton, Keswick, CA12 4AZ
Not received for comments

ii) RECEIVED update on National Park planning decisions.

71. Licensing Applications

RECEIVED Planning and Licensing Group report on licensing applications received.

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- 72. Mayor's Report**
RECEIVED details of the Mayor's engagements and meeting attendance for the period 11 July 2025 – 14 August 2025.
- 73. Reports from Ward Representatives**
RECEIVED reports from the following representatives:
- i) Cumberland Council – no report received. Councillor Lansbury sent her apologies.
 - ii) LDNPA North Distinctive Area Parishes Representative – **RECEIVED** the report of the LDNPA North Distinctive Area Parishes Representative.
- 74. Payment of Accounts**
RESOLVED that the accounts for August 2025 as approved by the Inspection Committee be authorised for payment (Action – RFO):
- i. For the Town Council, vouchers 113-144 amounting to £48,282.97 (forty-eight thousand two hundred and eighty-two pounds and ninety-seven pence)
 - ii. For the Trusts, vouchers HP59 – FP88 amounting to £22,667.44 (twenty-two thousand six hundred and sixty-seven pounds and forty-four pence)
- 75. Quarterly Budgets**
RECEIVED the quarterly budget comparisons.
- 76. Visitor Management Working Group**
 Consideration was given to the report from the Clerk.
RESOLVED that the Clerk contact Cumberland Council to request that air pollution monitoring be undertaken at points to monitor the traffic leaving the Borrowdale Valley (Action – Clerk).
- 77. Police Report**
RECEIVED the report of the Allerdale Rural Neighbourhood Policing Team. Councillors raised concerns over the seeming spate of vandalism in Fitz Park. Councillor Murray would update Councillors at the September Trust meeting.

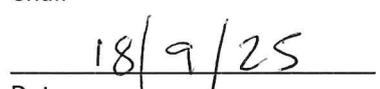
Prior to consideration of the following business, the Chair moved the resolution:

'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'

- 78. Buildings Update**
RECEIVED an update from the Clerk.
RESOLVED that the Clerk
- i. send a letter setting out the position of the Town Council (Action – Clerk); and
 - ii. contact a Building Surveyor asking for a quotation (Action – Clerk).

The meeting closed at 8.47 p.m.


 Chair


 Date

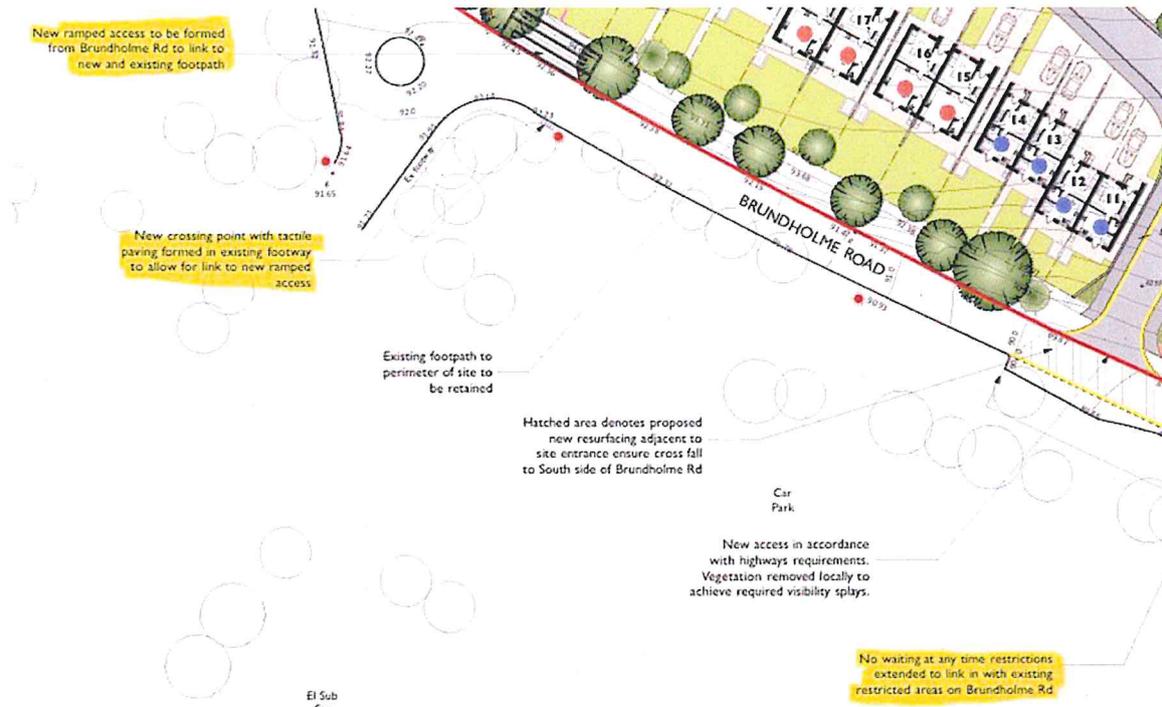
APPENDIX 1**Plan Ref: 7/2025/2141****Location: Housing Development of 129 Dwellings at Sheepdog Field East of Calvert Way****Description: Housing Development of 129 dwellings comprising 87 affordable, 36 local needs and 6 houses to be occupied as an only or principal home, together with associated works to facilitate development**

OBJECT - We would always wish to support local needs housing, but there are so many issues of concern from a “town planning” perspective that we must OBJECT to the proposals as presented.

The starting point is the deficiencies in the Calvert Way phase 1 development which will have a knock-on undesirable impact on this new Phase 2 proposal. The deficiencies are well documented in representations made by residents of Calvert Way. The principal issue is that although the development was completed in 2017, the road serving this estate has not been adopted by Cumberland Council. This would preclude the road from the new development being adopted from the single point of access resulting in potential future liabilities for ongoing maintenance imposed on the residents. It also means that the proposed single access road from Brundholme Rd to the new entry point is owned and privately maintained by the management company paid for by the residents of phase 1. We do not feel it is acceptable for phase 1 residents to bear the maintenance costs that will disproportionately be caused by the number of vehicles accessing phase 2.

We recommend that work on this new development should not be permitted until Calvert Way Phase 1 road is adopted by Cumberland Council

The second issue is the lack of pedestrian footpath provision for Calvert Way residents to safely access the Town Centre. No provision is currently shown on the submitted plans to address the issue, which also affects residents of the new development. This was raised during the planning process for phase 1 (ref 07/2014/2300) and a planning condition was put on the decision notice – point 5 of that document requiring the offsite highway improvements shown on the approved plan 3803 02 Revision A to be implemented within 3 months of the 1st occupation of the development. The development had been occupied for 8 years, and residents are still waiting for these referenced improvements. This included additional double yellow lines, a ramp, and tactile paving, highlighted in yellow on the screenshot of the referenced document below.



We recommend that a new footpath is built along Brundholme Road providing a continuous link from the existing footpath at Brundholme Gardens bridge and the access to the leisure centre near the mini roundabout. Safe pedestrian crossings should also be provided from the Calvert Way access, all as recommended in Cumberland Highways response of 01.08.2025. As this is work outside the application boundary, planning permission should not be granted without a clear undertaking agreed with Cumberland Highways to this provision as an essential requirement to provide safe pedestrian access to the Town Centre.

The 1 issue which is universally objected to by the local population is the use of Calvert Way as the single point of access to serve the whole of the new development. It is evident that the applicant has gone to great lengths to show statistically, in the detailed "Travel Assessment" document submitted, that the existing road network to Calvert Way is perfectly capable of accommodating the additional traffic generated by the new development. This appears to have been accepted by Cumberland Highways in their response.

We wish to state quite clearly that we fundamentally disagree with the conclusions of the Transport Study based on our direct local knowledge and experience of the two access roads leading to Calvert Way from Crosthwaite Rd and Station Rd which both have inherent well-documented restrictions.

The restrictions from Crosthwaite Rd are: the parking to the front of 8 dwellings at Parkholme, the narrowing of the road adjacent to 41 Briar Rigg, and the blind bend leading to the mini roundabout. The restrictions from Station Rd are the almost continuous parking alongside Fitz Park and Brundholme Gardens effectively restricting the road width to single-flow traffic which causes regular congestion and the height restriction of the bridge where the K2T trail passes over. The passing places incorporated to ease this restriction are

flagrantly disregarded and often not visible due to leaf cover. If this single point of access is accepted, it is clear that drivers would muddle through and make the best of a bad situation. This in our view would be a clear failure of good town planning provision as advocated in the Lake District Design Code.

We would recommend as an “absolute minimum” that double yellow (NWAAT) lines be extended to prohibit parking on the full length of Brundholme Rd extending from the Crosthwaite Rd junction to Station Rd – but excluding the front of the 8 dwellings at Parkholme and a section between 1 and 16 Briar Rigg where the road is wide enough to accommodate streetside parking for walkers up Latrigg and Skiddaw.

In general we support the Cumberland Highways response of 01.08.2025 with the exception of the issues above and the following additional points:

- i) We disagree with the reluctant acceptance of a 4.8m wide road in item 7 instead of the recommended width of 5.5m. Accepting the limited width of the existing Calvert Way access point is, in our view, insufficient reason to make it more difficult for 129 new families.
- ii) With reference to item 12 we consider that for a development of this size a second vehicle access should be provided. The option of an Emergency Vehicle Access is essential on the north side of Brundholme Rd. It is acknowledged that this section of Brundholme Rd is restricted in width but it is a useable road serving Calvert Trust and other properties. It was used as a construction access for Phase 1, the recent UU pipeline and is proposed as the construction access for this this new development but we note this is objected to by Cumberland Highways.

We consider that options to improve the road width from the area in front of 36 Briar Rigg, where the road narrows, to the north of Brundholme Rd access point should be investigated with the approval of the land owner.

- iii) We note the recommendation in item 47 to investigate an alternative access for construction traffic off Brundholme Rd beyond the Calvert Way access – presumably in conjunction with the Timeshare access. This location has good visibility in both directions and we consider this is worthy of consideration as a new main access for the new development. The proposal of using the existing Calvert Way access for construction traffic would be unacceptable and unfair to inflict on existing residents on their unadopted road over a prolonged period of several years. This gives added weight to improving a second access to the north side of Brundholme Rd.

With reference to the overall development plan for the site:

- a) We support the greater variation in house types and street design.
- b) There is concern about the direct overlooking of houses 1-6 towards the rear gardens of existing Calvert Way houses. The new dwellings will look down from a higher level and will have the appearance of a very high wall across the back of the

Calvert Way houses. We would recommend this should be alleviated by reorienting the new houses at right angles creating open spaces between each block.

- c) We support Cumberland Highways Active Travel recommendations, items 33-36 inclusive, in their response
- d) We support the recommendations of Nick Thorne – LDNPA RoW Officer in his response of 22 July
- e) We support the recommendations of Andrew Hunton in their response of 24 July regarding crime prevention considerations.
- f) We support the concerns of Alastair Cook on behalf of the Keswick Flood Action Group of 3.8.2025
- g) We consider it is essential to get approval from UU regarding the principle of building new roads over their existing water main pipelines.
- h) We recommend Tree Preservation Orders be placed on key trees adjacent to the north boundary of Brundholme Rd to safeguard them being cut down by residents wishing to improve their view to Latrigg and Skiddaw – which has happened on Calvert Way phase 1
- i) We acknowledge the submission from Cumberland Council Housing Team dated 01.08.2025 which provides data regarding the housing mix, housing need and property standards. The most recent data from 23 June 2025 show 305 households in need with Keswick as their area of preference. The proposals in this development of 129 dwellings includes a high proportion of affordable and local needs housing which we support in principle subject to recommendations on adjustments to the housing mix to reflect housing need.

We do not agree with the proposal that Cumberland Council should be given 100% nomination rights of the social and affordable rented properties secured in a Section 106 Agreement. We consider this should be allocated proportionately to the housing associations involved in the letting of the properties.

We have highlighted a number of important concerns raised by local residents and specialists in technical areas. We hope this will result in improvements to the overall development plan which we can support. Given the importance of this development to the town, we recommend that before a decision is made, Development Control Committee members opt for a site visit to fully appreciate the concerns raised.