

AGENDA ITEM 8. i)	PLANNING GROUP REPORT ON PLANS RECEIVED BETWEEN 10/10/2025 – 13/11/2025				
Plan Ref.	Location	Description	Comments	Recommendation	Date Comments sent to LDNPA under Delegated Powers (if applicable)
T/2025/0200	9 Fenton, Keswick, Cumbria, CA12 4AZ	Tree 1 Elm - crown reduction to 8m - to reduce overhanging branches and overall height. Tree 2 Wild Cherry - crown reduction to 8m - to reduce overall height	Withdrawn application		
T/2025/0216	13, Acorn Street, Keswick, CA12 4EA	T1 - Cherry tree, create clearance of approx. 2.5 - 3 ft over outbuilding, Subtle crown reduction to keep in keeping with size of location, reduce away from neighbouring property	Support – this is within the Conservation Area and we support the recommendations of Precision Tree Services – SH, CH &CP	SUPPORT	
T/2025/0217	Keswick Ministries, Skiddaw Street, Keswick, CA12 4BY	Fell T1 - Cherry - a suppressed tree with a heavy lean over neighbouring ground/property and growing through multiple service wires. T2 - Oak - remove lower horizontal limb going over neighbouring ground/property	Support – the trees concerned are subject to a Tree Preservation Order but we support the justification given by Julian Grave of Derwent Charcoal and Tree services for the action proposed - SH, CH &CP	SUPPORT	
T/2025/0218	The Hollies, Flat 1 High Street, Keswick, CA12 5AH	T1 - Cypress tree - Fell- outgrown location	Support – the tree is within the Conservation Area and we support the recommendation of Julian Grave of Derwent Charcoal and Tree services – SH, CH &CP	SUPPORT	
7/2025/2174	11, Fenton, Keswick, CA12 4AZ	Variation of condition 2 (plans) of planning permission 7/2023/2161 - Addition of dormer & porch plus alteration of windows on rear. Removal of rear chimney - to change the design of the dormer	Support – we now consider this application relative to the original proposal approved by LDNPA which we objected to. We support the changes in materials proposed but would prefer the new windows in the dormer to be full height opening lights in lieu of the horizontal split windows shown, to follow the pattern of the existing house – SH, CH &CP	SUPPORT	

7/2025/2186	Old Windebrowe, Keswick, Cumbria, CA12 4NT	Use of property as a residential special school (Class C2) CLEUD - Certificate of Lawfulness of Existing Use or Development	No comments required		
7/2025/2189	Land at Vendace Court, Keswick, CA12 4EU	Erection of a single storey local occupancy dwelling	Object – permission was granted for a single “affordable” local occupancy dwelling in 2022, in accordance with current Planning Policy for developments which exceed 5 houses. We sympathise with the aspirations of the applicant but the proposal to remove the ‘affordable’ criteria would set an unacceptable precedent which others would follow as a means of circumventing this policy at a time when provision of affordable housing is below the expected target. We do not accept the viability considerations put forward that provision of an “affordable” dwelling is not financially viable. This is entirely related to the value put on the plot and size of dwelling proposed. This was part of the original application site for 6 houses already built and in this context could be considered as “free” land. The size of the dwelling now proposed has increased from the original proposal when it should be determined by what is reasonably affordable. We have previously supported the amended design but we consider it to be vitally important that the affordability criteria is maintained. The self build option proposed should make it easier to justify - SH, CH &CP	OBJECT	
7/2025/2191	Clarewood, Lonsties, Keswick, CA12 4TD	Demolition of current garage and construction of two storey double garage	Support – the proposed new double garage with office space over is of a scale and design compatible with the existing house on a large plot with no impact on neighbouring properties - SH, CH &CP	SUPPORT	
7/2025/2193	Lairbeck House, Vicarage Hill, Keswick, Cumbria, CA12 5QB	Change of use of garage to habitable spaces and repairs and renovation of main front porch building	Support - Lairbeck House was approved for use as an “Aparthotel” in 2023. The proposal to convert an existing garage to an additional 2 individual letting units is compatible with the existing Aparthotel use with no impact on neighbouring properties. We also support the proposed new entrance porch in place of the existing - SH, CH &CP	SUPPORT	

7/2025/2195	Twentyman Court, Penrith Road, Keswick, CA12 4HQ	Replacement of 6 single glazed sash and case windows on the front elevation with double glazed sash and case windows	Support – this is a Grade II listed building and we support the replacement of existing single glazed windows with new timber double glazed windows to match the design of the existing, as the details proposed - SH, CH &CP	SUPPORT	
7/2025/2197	Manor Glen, Ambleside Road, Keswick, Cumbria, CA12 4AG	Outline application for a residential development comprising of the retention of an existing 3-bedroom 2 storey dwelling and the removal of the ground floor northeast utility room and carport to improve vehicular access and the erection of a new detached double garage. The construction of two self-build/custom-build 3-bedroom 2 storey dwellings with garages. Construction of a new site access off Manor Brow and associated vision splays. Construction of a new access road and turning head serving Manor Glen (existing dwelling) and self-build/custom-build Plots 1 & 2. Formation of parking areas for each plot. Associated external works, construction of bin holding areas and limited tree removal with some matters reserved.	Support – we support this Outline application which removes the existing vehicle access off the path leading to Grizedale Close. A new vehicle access is proposed to serve all three dwellings off Manor Brow with associated works to provide the required visibility. The proposed alterations to the existing house and relocated new double garage are acceptable. The 2 new houses are accommodated within designated plots in the grounds of the existing house and retains the remaining mature landscaping. These will be subject to approval of the detailed design. We support this proposal subject to the local occupancy condition applicable to new houses – SH, CH &CP	SUPPORT	
7/2025/2200	The Archway, 17, St John Street, Keswick, Cumbria, CA12 5AE	Replacement of wooden sliding sash windows on the front and side elevations	Support – this dwelling forms part of a grade II listed terrace. We support the replacement of existing windows with new timber double glazed sliding sash windows to match the design of the existing, as the details provided – SH, CH &CP	SUPPORT	