

AGENDA ITEM 8. i)	PLANNING GROUP REPORT ON PLANS RECEIVED BETWEEN 05/12/2025 – 08/01/2026				
Plan Ref.	Location	Description	Comments	Recommendation	Date Comments sent to LDNPA under Delegated Powers (if applicable)
T/2025/0239	21, Stanger Street, Keswick, Cumbria, CA12 5JU	T1 - Multi stem beech - Crown lift over summer house and remove 1 x stem touching summer house, marked with orange spray dot. T2 - Multi stem beech - Crown lift over summer house	Support – this relates to two multi stemmed beech trees within the Conservation Area which are having an impact on an adjacent summerhouse. We support the tree management proposals recommended by Julian Grave – SH, LT, CP &CH	SUPPORT	
T/2025/0251	Castlehead Medical Centre, Ambleside Road, Keswick, CA12 4DB	Tree work to be carried out, including creating clearance from buildings, clearance over parking areas, removing deadwood from a number of trees and felling any dead or unsafe tree	Support – this relates to General Maintenance and Essential Risk Reduction works to a range of trees which have preservation orders and are within the Conservation Area alongside the access road and parking area to Castlehead Medical Centre. We support the recommended works as set out in the detailed Arboricultural Report prepared by Matthew Jones to be carried out by Paul Livesey of Precision Tree Servies - SH, LT, CP &CH	SUPPORT	
7/2025/2037	Derwent Service Station, Penrith Road, Keswick, Cumbria, CA12 4JP	Proposed ground floor extension to side of unit creating stockroom to serve the retail space. Demolition of the existing store room (originally a garage) Tarmac floor finish to external with jetwash areas formed Thermoplastic carpark areas indicated on floor finish	Support – we support the proposal in principle subject to the following observations: - 1) The site boundary on the site location plan does not currently include the area behind the dwelling at Yoden, which is included in the detailed plan as an extension of the parking area. 2) Clarification should be requested to show that there is adequate turning space for the extremely long fuel delivery lorries and retail delivery vehicles around the rear corner of the new extension.	SUPPORT	

			<p>3) The preferred design of the new extension would be to extend the profile of the existing roof over the new storage annexe in preference to a separate pitched roof. This would create more unified visual unit.</p> <p>4) We support the recommendation of the Countryside Officer regarding the fence height adjacent the public footpath at the rear SH, LT, CP &CH</p>		
7/2025/2221	Laurel Bank, Penrith Road, Keswick, CA12 4LJ	Change of use of guesthouse to a mixed use of guesthouse, holiday let or residential home.	<p>Object We object to the "holiday let" element of this application as it contains no commitment to provide on-site management. We have no objection to the change to a residential home subject to a condition that it is occupied as an only or Principal Home i.e. not as a second home or for holiday letting accommodation.</p> <p>We completely support the representation submitted by the adjoining owner, P. Garner, who reinforces the argument we have frequently made that there are very real differences between B&B's, Guest Houses and holiday letting accommodation with no on-site management.</p> <p>We have submitted extensive reports on anti social behaviour in such situations. We consider that it is totally against the principle of Local Plan Policy 06, on Design and Development, which imposes a responsibility to ensure that the use does not have an unacceptable impact on the amenity of adjoining residents, etc. The only way this can be reasonably guaranteed is by insisting on provision of on-site management to create a similar situation as currently exists with its use as a guest house. This is a fundamental principle which goes beyond the saleability of a property.</p> SH, LT, CP &CH	OBJECT	

7/2025/2234	Taiwan, The Heads, Keswick, CA12 5ER	Single storey rear extension and extension of loft including proposed front and rear dormers, with detached garage	<p>Object</p> <p>Whilst supporting a significant part of the proposals we object to the fundamental principle of changing the hipped end roof form of this semi -detached dwelling. Whilst there are a variety of different properties on the Heads we feel the introduction of a gable end to this half is out of character with this largely symmetrical block. Note: if the other half of the semi proposed a similar change we would withdraw this objection.</p> <p>We support the proposed single storey extension to the ground floor accommodation subject to any concerns of the adjoining owner given it is a projection on the joint rear boundary which could impact on the overshadowing of rear windows.</p> <p>We support the proposed new garage at the rear of the garden. We have no objection to converting the loft space but this should be done sympathetically within the constraints of the existing hipped roof.</p> <p>SH, LT, CP &CH</p>	OBJECT	
7/2025/2235	21, Lakeland Park, Keswick, CA12 4AT	Non-material amendment to application 7/2025/2074 (Rear extension to provide a larger kitchen/dining room, toilet and utility. Upstairs alterations to allow a midway bedroom, upstairs bedroom and office space) to change roof material from concrete tiles to slate, enlarge kitchen window, add 2 velux windows on front elevation, change dormer window to 2 velux windows on rear elevation, add solar panels to rear elevation, keep existing garage door on end elevation, add ensuite upstairs	No comments required		

7/2025/2236	Rivington, Vicarage Hill, Keswick, CA12 5QB	Two storey extension, dormer addition to front roof and installation of pv panels to rear roof	<p>Object</p> <p>Whilst the principles of what the applicant wishes to achieve is acceptable, the visual impact of the roof remodelling on the main entrance (North) elevation is totally out of character with the simple form of the existing dwelling and would have a detrimental impact on the entrance approach which is visible from the east side of Vicarage Hill. We support the principle of the new extension and other alterations proposed but we consider a serious reconsideration of the roof remodelling on the North elevation is required.</p> <p>SH, LT, CP &CH</p>	OBJECT	
7/2025/2237	Unit 2, Southey Hill Industrial Estate, Main Street, Keswick, CA12 5NR	Change of use of existing use from B8 to a gym (Class E)	<p>Support</p> <p>We support the proposed Change of Use to a gym but would prefer the option of insulation being fixed to the underside of the roof instead of over the top. The existing access road to this site – Carding Mill Lane – is in extremely poor condition for the level of traffic accessing the services offered.</p> <p>We that consideration be given to including a section 106 condition requiring the access road to be repaired to an acceptable standard.</p> <p>SH, LT, CP &CH</p>	SUPPORT	

