

AGENDA ITEM 7. i)	PLANNING GROUP REPORT ON PLANS RECEIVED BETWEEN 09/01/2026 – 12/02/2026				
Plan Ref.	Location	Description	Comments	Recommendation	Date Comments sent to LDNPA under Delegated Powers (if applicable)
T/2026/0007	Hope Park, Golf Kiosk And Putting Green, Lake Road, Keswick, Cumbria, CA12 5DG	Conifer tree (marked with a red x on the map) over hanging woodland footpath - Crown lift branches over footpath to 2.5 metres. Low tree (marked with a yellow x on the map) over hanging woodland footpath - Crown lift branches over footpath to 2.5 metres	Declared interest		
T/2026/0008	20, Manor Park, Keswick, CA12 4AA	Fell 1 x conifer (T1). Crown raise 1 x conifer (T2)	Neutral – this relates to Tree Management proposals in the rear garden which is within the Conservation Area. As no specialist arboricultural report is provided there is insufficient information to justify the action proposed – SH, CP, CH & LT	NEUTRAL	
T/2026/0014	3, Fenton, Keswick, CA12 4AZ	Remove 1 x dead silver birch. Prune the overhanging yew and laurel to a height of 8m	Neutral – it is noted that the work proposed relates to trees outside the ownership of 3 Fenton and is part of a tree planted area alongside Grange Park which is subject to a Tree Preservation Order. There are more trees in this location than identified on the application plan and it is unclear which specific trees are the subject of what is proposed. We support the removal of the “dead” silver birch but as no specialist arboricultural report is provided there is insufficient information to justify the action proposed. Approval should be sought from the landowner before any action is taken - SH, CP, CH & LT	NEUTRAL	

T/2026/0018	Hope Park, Golf Kiosk And Putting Green, Lake Road, Keswick, Cumbria, CA12 5DG	Fell x16 Common Ash trees suffering from Ash dieback within the woodland area of Hope Park, marked on the map as the following T132, T133, T128, T136, T137, T135, T134 and T030. These trees have been monitored over the last five years but are now in decline and we wish to remove them and replant new trees in their place	Declared interest		
T/2026/0020	Lower Fitz Park, Station Road, Keswick, Cumbria, CA12 4NF	T046 Quercus cerris, remove cracked branch over river bank; T045 Aesculus hippocastanum, crown lift over footpath by 2.5 metres; T050 Fraxinus excelsior, fell due to Ash dieback; T093 Acer pseudoplatanus, fell due to Honey fungus	Declared interest		
HRA/2026/0001	Denton House Hostel, Penrith Road, Keswick, CA12 4JW	Prior approval for a pop-up camping site	No comments required		
7/2025/2189	Land at Vendace Court, Keswick, CA12 4EU	Erection of a single storey local occupancy dwelling - consult on amended plans	Having carefully considered the additional details provided we stand by our OBJECTION to this application for the reasons stated in our original response. This appears to be a clear attempt to circumvent the Local Plan Policy which requires any development which exceeds five houses should provide "affordable" local occupancy housing on the site for the sixth dwelling - as the planning permission granted on application 7/2021/2254. There has been no attempt to provide an affordable dwelling and the current application seeks to increase the size of the house approved at that time. It is also submitted as a "self build" dwelling but the costs provided relate to a developer build including profit margins and add on costs which result in a total cost	OBJECT	29.01.26

			<p>which does not meet affordable criteria as set out in current planning policy.</p> <p>We contacted Keswick Community Housing Trust with a simple question - " If you were handed this site at the plot value you attribute to local occupancy housing in this category, could you build "affordable" housing on it ? " The answer was a definite "yes". In this context we do not accept the contention that this plot is financially unviable. We feel it would set a dangerous precedent to go against the objective of providing "affordable" local occupancy housing on the basis set out in Local Plan Policy 15. If the applicant could demonstrate that they could build the house submitted within the criteria for affordable local occupancy dwellings, we would support it - SH, CP, CH & LT</p>		
7/2025/2198	92 Main Street, Keswick, CA12 5NH	Change of use of site to hot food takeaway (Sui Generis)	Object – we support the substantive objection submitted by the adjacent dwelling owner of 94 Main Street, Matthew Dillon. It is noted that the original St. Johns Ambulance base has been adapted for use as a studio apartment for residential use. This type of accommodation is in short supply in Keswick, and its loss would be detrimental in a town planning context - SH, CP, CH & LT	OBJECT	
7/2026/2001	The Waters Edge, Lake Road, Keswick, CA12 5DJ	Proposed new lockable and roofed electric vehicle charging bay	Object – Whilst the design of the new electric vehicle charging building is in keeping with the existing buildings the siting of the new structure is in close proximity to an ancient very large pine tree which is protected within the conservation area. It is difficult to see how this new building can be constructed without impacting this important tree. This is reinforced by the response from the LDNPA Trees and Woodland Officer. It is also noted that the turning head shown within the site does not appear adequate for a vehicle entering and exiting the new building relative to existing garden walls - SH, CP, CH & LT	OBJECT	
7/2025/2222	Lake Road Inn, 10, Lake Road, Keswick, CA12 5BT	The retrospective erection of a Anthracite grey pergola to the rear court yard of the Lake Road Inn Public House.	Support - SH, CP, CH & LT	SUPPORT	

7/2026/2014	Boat Repair Depot, Isthmus Bay, Keswick, CA12 5DJ	Erection of a building for the storage and maintenance of launch craft in association with Keswick Launch Company	<p>Support – This application seeks to provide a long term solution to the storage and maintenance requirements for the launches which operate on Derwentwater. This would replace the current ad- hoc arrangements currently on this site and we support this aim. It is in a visually prominent location on the projecting Isthmus when viewed from Lake Road. The building is of a significant size of necessity and well screened by existing mature tree planting, although visually exposed in the winter months.</p> <p>We are satisfied that the design seeks to minimise the impact of the overall mass of the building.</p> <p>It is noted that only minimal information is provided on materials and colour leaving it to be subject to approval as a planning condition. Whilst this is essentially an industrial type of building we consider the visually prominent location requires a higher standard than would normally apply. We do not approve of the corrugated fibre cement sheet cladding indicated and would recommend dark colours to blend in with the natural landscape.</p> <p>The access track from Crow Park Road to the site is in extremely poor condition at the present time with the prospect of significant construction traffic when works starts.</p> <p>We support the condition requested by Cumberland council Flood and Development Management which should also include a requirement to maintain the condition of this track for other users - SH, CP, CH & LT</p>	SUPPORT	
7/2026/2024	19a, Blencathra Street, Keswick, Cumbria, CA12 4HT	Erection of approved garden store with minor amendments; replacement and alteration of garden boundary wall; widening of existing vehicular access	Support – the changes proposed are in keeping with the existing dwelling - SH, CP, CH & LT	SUPPORT	