

KESWICK TOWN COUNCIL

SEVEN PRINCIPLES OF PUBLIC LIFE

Selflessness – Integrity – Objectivity – Accountability – Openness – Honesty - Leadership

Minutes of the meeting of Keswick Town Council held at the Quaker Meeting House, Keswick on Thursday 20th November 2025 at 7pm.

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), one member of the press, and four members of the public.

119. Apologies

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

120. Minutes

RESOLVED that the Chair be authorised to sign as a correct record the minutes of the Town Council meeting held on the 16th October 2025 (pages 28-31).

121. Requests for Dispensations

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

122. Declarations of Interest

No declarations of interest were made at this meeting.

123. Matters to be received from the Public

A member of the public raised concerns over the future of the Tourist Information Centre given the recent news that the Lake District National Park were unlikely to renew the lease, following advertisement of the lease. The member of the public was concerned that the loss of the Tourist Information Centre could have a wide ranging impact on both residents and visitors to Keswick, and requested that the Town Council write to Battersby Trust, as well as to the Lake District National Park Authority, the local MP and to Cumberland, and they hoped that the Town Council would petition to keep the Tourist Information Centre in the Moot Hall.

A Trustee of the Battersby Trust responded to the member of the public. The new lessee would be required to keep a portion of the Moot Hall for community use, and any purely commercial applications were dismissed. The Trustee could not say any more regarding this due to commercial confidentiality, but he reassured Councillors that the Battersby Trust were acting in the best interest of the Trust. He then gave an update on the objectives of the Battersby Trust, as well as the grants that had been given out most recently.

The first member of the public was reassured by Councillor Lansbury (Cumberland Council) that the Lake District National Park were doing their best to retain some form of Tourist Information Centre in Keswick.

124. Matters to be raised by Councillors

No matters were raised by Councillors at this meeting.


11/12/25

125. Reports from Representatives on Outside Bodies

RECEIVED a report from the following representatives:

- i) Keswick Tourism Association – Council representative Chris Houghton.
- ii) Keswick Community Emergency Recovery Partnership – Council representative Jean Murray, report given by Councillor Claire Peat (as project manager of KCERP).

126. 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/2025/0200	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 9 Fenton, Keswick, Cumbria, CA12 4AZ Withdrawn application
T/2025/0216	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 13, Acorn Street, Keswick, CA12 4EA <i>Support – this is within the Conservation Area and we support the recommendations of Precision Tree Services</i> SUPPORT
T/2025/0217	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 Keswick Ministries, Skiddaw Street, Keswick, CA12 4BY <i>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</i> SUPPORT
T/2025/0218	T1 - Cypress tree - Fell- outgrown location The Hollies, Flat 1 High Street, Keswick, CA12 5AH <i>Support – the tree is within the Conservation Area and we support the recommendation of Julian Grave of Derwent Charcoal and Tree services</i> SUPPORT
7/2025/2174	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 11, Fenton, Keswick, CA12 4AZ <i>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</i> SUPPORT
7/2025/2186	Use of property as a residential special school (Class C2) CLEUD - Certificate of Lawfulness of Existing Use or Development Old Windebrowe, Keswick, Cumbria, CA12 4NT <i>No comments required</i>


11/12/25

- 7/2025/2189 Erection of a single storey local occupancy dwelling
Land at Vendace Court, Keswick, CA12 4EU
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
OBJECT
- 7/2025/2191 Demolition of current garage and construction of two storey double garage
Clarewood, Lonsties, Keswick, CA12 4TD
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
SUPPORT
- 7/2025/2193 Change of use of garage to habitable spaces and repairs and renovation of main front porch building
Lairbeck House, Vicarage Hill, Keswick, Cumbria, CA12 5QB
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
SUPPORT
- 7/2025/2195 Replacement of 6 single glazed sash and case windows on the front elevation with double glazed sash and case windows
Twentyman Court, Penrith Road, Keswick, CA12 4HQ
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
SUPPORT
- 7/2025/2197 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. Manor Glen, Ambleside Road, Keswick, Cumbria, CA12 4AG
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

AD 11/12/25

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

SUPPORT

- 7/2025/2200 Replacement of wooden sliding sash windows on the front and side elevations
The Archway, 17, St John Street, Keswick, Cumbria, CA12 5AE
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
- SUPPORT**

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

127. Mayor's Report

RECEIVED details of the Mayor's engagements and meeting attendance for the period 10th October – 13th November 2025.

128. Reports from Ward Representatives

RECEIVED reports from the following representatives:

- i) Cumberland Council – Councillor Lansbury was in attendance. She gave an update on her work as the Cumberland representative on the Lake District National Park, and asked Councillors if they would appreciate if the Visitor Service Manager gave to talk to Councillors, which was agreed. Work on the Howrah's path would take place in January 2026, which was a collaboration between the LDNPA and Cumberland Council.
- ii) LDNPA North Distinctive Area Parishes Representative. **RECEIVED** the report of the LDNPA North Distinctive Area Parishes Representative.

129. Visitor Management Working Group

RECEIVED a report from Councillor Peat and the Clerk.

130. Reserves and Investment Policy

RECEIVED the report of the Responsible Financial Officer and approve the updated Reserves and Investment Policy.

RESOLVED that:

- i) The Reserves and Investment Policy be agreed (*Action – Clerk*); and
- ii) Delegated authority be given to the Responsible Financial Officer to move the majority of the reserves held in Unity Bank to CCLA, leaving the minimum amount in Unity Bank to keep the account open (*Action – Responsible Financial Officer*).

Councillor Kemp voted against the second proposal.

131. Payment of Accounts

RESOLVED that the accounts for November 2025 as approved by the Inspection Committee be authorised for payment:

- i) For the Town Council, vouchers 186-210, amounting to £56,623.12 (fifty six thousand six hundred and twenty three pounds and twelve pence)
- ii) For the Trusts, vouchers HP111-FP135, amounting to £12,911.21 (twelve thousand nine hundred and eleven pounds and twenty one pence)

132. Police Report

RECEIVED the report of the Allerdale Rural Neighbourhood Policing Team.

Prior to the following business the Chair moved the following 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'

133. Clerk's Report

Consideration was given to the report of the Clerk

RESOLVED that the recommendations in the report be agreed, and the Responsible Financial Officer enquire whether a discount on the work was possible (Action – Responsible Financial Officer).

The meeting closed at 8.27p.m.



Chair

11/12/25.

Date

\\