

**KESWICK TOWN COUNCIL
SEVEN PRINCIPLES OF PUBLIC LIFE**

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

Minutes of the meeting of Keswick Town Council held on Thursday 15th January 2026 at the Quaker Meeting House, Elliot Park, Keswick at 7.00 pm.

Present:

Chair

Councillor Louise Dunn

Councillors

Natalie Evans

Steve Harwood

Chris Houghton

Claire Houghton

Denstone Kemp

Benita Laphorn

Jean Murray

Claire Peat

Richard Scott

Lorraine Taylor

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

148. Apologies

No apologies were received at this meeting.

149. Minutes

RESOLVED that the Chair be authorised to sign as a correct record the minutes of the Town Council Meeting held on the 11th December 2025 (pages 37-39).

150. Requests for Dispensations

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

151. Declarations of Interests

No declarations of interest were made at this meeting.

152. Matters to be received from the Public

A member of the public asked if the Town Council were able to do anything regarding the swimming pool in Keswick, following the recent announcement of the new Cumberland leisure contract, which was scheduled to last for 10 years with the exception of Keswick Leisure Centre, which was scheduled 3 years.

Councillor Harwood, along with Councillor Lansbury (Cumberland Council), explained that the contract had been drawn up this way was to ensure that there was time to work with the new contractor and evolve a potential programme of work with an long-term aim of reopening the pool. All being well the contract would then be extended through to the full length of 10 years. Although nothing was certain, it was hoped that the benefit to Keswick by refurbishing the pool would be seen by the new contractors, however there would be no progress until the new contract started on 1 April 2026.

Councillor Kemp arrived at 7.08pm

A member of the public brought up the general run down appearance of Keswick, with areas such as the Lakeshore, Calvert Way and the Railway path beginning to look tired and run down.

Councillor Harwood stated that he had written to Cumberland Council, requesting funding to help set up a 'Civic Pride' in Keswick to look at areas that needed to be improved, but the request had been rejected by Cumberland. The Tour de France, and associated increased tourism would be an ideal opportunity to press for funds for projects such as those. The Visitor Management Working Group were aware of a number of issues, and had a list ready in preparation of priorities to work on.

AD 19/2/26

A member of the public spoke with regard to agenda item 17, the Christmas Lights event. They congratulated the Council on producing a successful Christmas Lights event in 2025, but was concerned about plans to downgrade the event. They agreed with a number of the suggestions which had been put forward in the paper for agenda item 17.

Councillor Dunn responded on behalf of the Events Committee. A point raised about the timekeeping of the event was well brought forward, but overall felt that given it was the Council Tax payers of Keswick who were paying for the events the Town Council ran, the focus was now very much local based, which is why one of the options brought forward was to look at moving it to a Wednesday, and making it a more traditional event.

Councillor Scott raised that the most important thing was to make it safe for all attending.

153. Matters to be raised by Councillors

Councillor Murray reported that redundancy notices had been served to members of staff at the Tourist Information Centre, as the LDNPA had been unable to secure alternative accommodation.

Councillor Dunn brought up the evening's announcement regarding the Tour de France stage beginning in Keswick, and was keen to ensure that the legacy which will be left behind had an overall positive impact on Keswick.

154. Outside Bodies Report

RECEIVED the report from the following representative:

- i) Keswick Youth Centre – Councillor representative Natalie Evans.

155. Applications for Development

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

Plan Ref.	Description, Location, Comments Recommendation
T/2025/0239	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 21, Stanger Street, Keswick, Cumbria, CA12 5JU <i>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</i> SUPPORT
T/2025/0251	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 Castlehead Medical Centre, Ambleside Road, Keswick, CA12 4DB <i>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</i> SUPPORT

ALD 19/2/26

- 7/2025/2037 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
Derwent Service Station, Penrith Road, Keswick, Cumbria, CA12 4JP
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.*
 - 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.*
 - 4) *We support the recommendation of the Countryside Officer regarding the fence height adjacent the public footpath at the rear*
- SUPPORT**

- 7/2025/2221 Change of use of guesthouse to a mixed use of guesthouse, holiday let or residential home.
Laurel Bank, Penrith Road, Keswick, CA12 4LJ
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.
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.
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.
- OBJECT**

- 7/2025/2234 Single storey rear extension and extension of loft including proposed front and rear dormers, with detached garage
Taiwan, The Heads, Keswick, CA12 5ER
Object
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.

ALD
19/2/26

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.

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.

OBJECT

- 7/2025/2235 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

21, Lakeland Park, Keswick, CA12 4AT

No comments required

- 7/2025/2236 Two storey extension, dormer addition to front roof and installation of pv panels to rear roof

Rivington, Vicarage Hill, Keswick, CA12 5QB

Object

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.

OBJECT

- 7/2025/2237 Change of use of existing use from B8 to a gym (Class E)

Unit 2, Southey Hill Industrial Estate, Main Street, Keswick, CA12 5NR

Support

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.

We request that consideration be given to including a section 106 condition requiring the access road to be repaired to an acceptable standard. There is currently no formal footpath or streetlighting on this access road. We consider it essential that streetlighting should be provided for those accessing this facility on foot in hours of darkness

SUPPORT

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

156. Mayor's Report

RECEIVED details of the Mayor's engagements and meeting attendance for the period 5th December 2025–8th January 2026.

157. Reports from Ward Representatives

RECEIVED reports from the following representatives:

- i) Cumberland Council - Councillor Lansbury was in attendance. She brought up the marking of double yellow lines in the Back Streets, which has been moved to the end of this month.

The Cumbria Combined Authority has been set up in shadow form, and elections for Mayor will take place in 2027.

She also hoped that the Tour de France start will bring investment into Keswick, and was planning a proactive approach towards getting things done in preparation.

- ii) Lake District National Park Authority North Distinctive Area Parishes Representative. – **RESOLVED** that the report of the North Distinctive Area Parishes representative be received.

158. Council Tax Base Confirmation

RECEIVED the report from the Responsible Financial Officer.

RESOLVED that the draft Council Tax Base confirmation be noted, with the expectation that it would not change.

159. Budget for 2026/2027

The draft Budget for the financial year 2026/27 was presented for approval.

RESOLVED that:

- i) the draft Budget for the financial year 2026/27 be approved; and
- ii) the precept for 2026/27 be set at £415,298.00 (Action – Responsible Financial Officer)

160. Payment of Accounts

RESOLVED that the payment of accounts for January 2026 as approved by the Inspection Committee be authorised for payment (Action RFO)

- i. For the Town Council, vouchers 231 – 253, amounting to £51,328.56 (fifty one thousand three hundred and twenty eight pounds and fifty six pence)
- ii. For the Trusts, vouchers HP146-FP169, amounting to £8,323.52 (eight thousand three hundred and twenty three pounds and fifty two pence)

161. Keswick Ministries Forum

RECEIVED the report from Councillor Dunn.

RESOLVED that Keswick Town Council withdraw its membership from the Keswick Ministries Town Liaison Forum (Action – Clerk).

162. Terms of Reference – Commercial Group

RESOLVED to agree the Terms of Reference for the Commercial Group (for both Council and Parks Trusts) (Action – Clerk).

163. Consultation Response

- i. RESOLVED that delegated authority be given to the Visitor Management Working Group, with the addition of Councillor Dunn to respond to the Government Consultation on Visitor Levys (Action – Clerk);
- ii. RESOLVED that delegated authority be given to the Visitor Management Working Group, with the addition of Councillor Laphorn to respond to the Lake District National Park Partnership Plan consultation (Action – Clerk); and
- iii. RESOLVED that Keswick Town Council respond to the Environment Agency's consultation on United Utilities' license renewal, expressing concern over not being able to comment on flooding, and copying in Markus Campbell-Savours, MP and Cumberland Council (Action – Clerk).



164. Christmas Lights Switch On/Events Minutes

RECEIVED the report from Councillor Dunn.

RESOLVED that a consultation with residents be supported, and that the Clerk write a letter to Cumberland Council, requesting that they put removable barriers in place following advice from Cumbria Police (Action – Clerk).

165. 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’

166. Building Update

RECEIVED the report from the Clerk.

RESOLVED that the amended approach be agreed, and the Commercial Group to look at the documentation in detail (Action – Clerk).

The meeting closed at 8.52pm.



Chair

19/2/26

Date