

**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, Elliot Park, Keswick on Thursday 19th February 2026 at 7.00 p.m.

Present:

Chair
Councillor Louise Dunn

Councillors		
Natalie Evans	Steve Harwood	Claire Houghton
Denstone Kemp	Benita Laphorn	Jean Murray
Claire Peat	Richard Scott	

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

167. Apologies

Apologies for absence were received from Councillors Chris Houghton, Nelson, and Taylor. Their apologies were noted and accepted by Councillors.

168. Minutes

RESOLVED that the Chair be authorised to sign as a correct record the minutes of the Town Council meeting held on Thursday 15th January 2026 (pages 40 - 45).

169. Requests for Dispensations

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

170. Declarations of Interests

No declarations of interest were made at this meeting.

171. Matters to be received from the Public

A member of the public spoke with regard to agenda item 14, Clerk's Report, the Binfluencers film, requesting that the Town Council support it, which they were happy to do.

A member of the public spoke in support of agenda item 15, Motorhomes, as they had been the subject of issues with motorhomes parking directly outside their property overnight.

172. Matters to be raised by Councillors

Councillor Peat reported that both Councillors and residents needed to continue logging anti-social behaviour with Cumberland, following the discovery of human waste in the Keswick in Bloom compost bins by the underpass leading to Hope Park.

Councillor Laphorn reported the response to a Freedom of Information request she had received from Cumberland Council, requesting information on the amount received from the second home premium on Council Tax. Cumberland wide the amount was around £5 million, with Keswick's contribution being £630,000.

Councillor Dunn was concerned about the state of the back alleys, with rubbish and waste being stored next to the trade waste bins.

173. 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/2026/0007	<p>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 Hope Park, Golf Kiosk And Putting Green, Lake Road, Keswick, Cumbria, CA12 5DG <i>Declared interest</i></p>
T/2026/0008	<p>Fell 1 x conifer (T1). Crown raise 1 x conifer (T2) 20, Manor Park, Keswick, CA12 4AA <i>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</i> NEUTRAL</p>
T/2026/0014	<p>Remove 1 x dead silver birch. Prune the overhanging yew and laurel to a height of 8m 3 Fenton, Keswick, CA12 4AZ <i>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</i> NEUTRAL</p>
T/2026/0018	<p>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 Hope Park, Golf Kiosk And Putting Green, Lake Road, Keswick, Cumbria, CA12 5DG <i>Declared interest</i></p>
T/2026/0020	<p>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 Lower Fitz Park, Station Road, Keswick, Cumbria, CA12 4NF <i>Declared interest</i></p>

- HRA/2026/0001 Prior approval for a pop-up camping site
Denton House Hostel, Penrith Road, Keswick, CA12 4JW
No comments required
- 7/2025/2189 Erection of a single storey local occupancy dwelling – consult on amended plans
Land at Vendace Court, Keswick, CA12 4EU
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 which does not meet affordable criteria as set out in current planning policy. 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
OBJECT
Comments sent under Delegated Powers on 29.01.26
- 7/2025/2198 Change of use of site to hot food takeaway (Sui Generis)
92 Main Street, Keswick, CA12 5NH
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
OBJECT
- 7/2026/2001 Proposed new lockable and roofed electric vehicle charging bay
The Waters Edge, Lake Road, Keswick, CA12 5DJ
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

OBJECT

7/2025/2222

The retrospective erection of a Anthracite grey pergola to the rear court yard of the Lake Road Inn Public House.

Lake Road Inn, 10, Lake Road, Keswick, CA12 5BT

No comments made

SUPPORT

7/2026/2014

Erection of a building for the storage and maintenance of launch craft in association with Keswick Launch Company

Boat Repair Depot, Isthmus Bay, Keswick, CA12 5DJ

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.

We are satisfied that the design seeks to minimise the impact of the overall mass of the building.

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.

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.

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

SUPPORT

7/2026/2024

Erection of approved garden store with minor amendments; replacement and alteration of garden boundary wall; widening of existing vehicular access

19a, Blencathra Street, Keswick, Cumbria, CA12 4HT

Support – the changes proposed are in keeping with the existing dwelling

SUPPORT

ii) **RECEIVED** update on National Park Planning Decisions.

174. Mayor's Report

RECEIVED details of the Mayor's engagements and meeting attendance for the period 9th January 2026 – 12th February 2026.

175. Reports from Ward Representatives

RECEIVED reports from the following representatives:

- i) Cumberland Council – no report received.
- ii) Lake District National Park Authority North Distinctive Area Parishes Representative – no report received.

176. Payment of Accounts

RESOLVED that the payment of accounts for February 2026 as approved by the Inspection Committee be authorised for payments for:

- i) The Town Council, vouchers 254 – 276, amounting to £34,908.51 (thirty four thousand nine hundred and eight pounds and fifty one pence)
- ii) The Trusts, vouchers HP164 – FP190, amounting to £16,038.98 (sixteen thousand and thirty eight pounds and ninety eight pence)

177. Quarterly Budgets

RECEIVED for information the quarterly budget comparisons.

178. Annual Risk Management Assessment

RECEIVED the report of the Responsible Financial Officer.

RESOLVED that the Annual Risk Management Assessment be accepted (Action – RFO).

179. Review of Internal Control and Audit

RECEIVED the report from the Responsible Financial Officer.

RESOLVED that Councillors Kemp and Peat be appointed to carry out the review of Internal Control and audit (Action - RFO).

180. Clerk's Report

RECEIVED the report of the Clerk.

RESOLVED that:

- i) The Clerk write to the North Cumbria Integrated Care Trust, copying Markus Campbell-Savours MP into the letter, seeking an explanation and more information about the closures (Action – Clerk); and
- ii) That Keswick Town Council support the Binfluencers film, including sharing any information about it on their social media (Action – Clerk).

181. Motorhomes

RECEIVED the report of Councillor Dunn.

RESOLVED that:

- i) The Clerk inform Cumberland Council that campervans are now parking in residential areas, as well as in the car parks and the usual spots, and request advice on how this might be discouraged (Action – Clerk);
- ii) Request a timeframe for delivery of the Motorhome Strategy and express our support for increased facilities to cater to the volume of motorhomes, especially with the Tour de France visiting Keswick next year (Action – Clerk); and
- iii) Offer to support Cumberland and the LDNPA in identifying suitable sites for campervan facilities or stand-alone waste deposit sites (Action – Clerk).

182. Visitor Management Working Group

RECEIVED the report of the Visitor Management Working Group, and to appoint a Keswick Town Council Tour de France champion.

RESOLVED that Councillor Harwood be the Council's main liaison with regard to any preparation for the Tour de France visit in 2027 (Action – Clerk).

183. Reports from Representatives on Outside Bodies

RECEIVED for information:

- i) Keswick Flood Action Group – Councillor representative Claire Peat.


184. IT Policy

RESOLVED that the Council's IT Policy be adopted (Action – Clerk).

185. Police Report

RECEIVED the newsletter of the Allerdale Rural Neighbourhood Policing Team.

The meeting closed at 8.03pm.



Chair
19/3/26

Date