

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

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

Minutes of the meeting of Keswick Town Council held in the Council Chamber, Town Hall, Keswick on Thursday 18th June 2026 at 7.00 p.m.

Present:

Chair
Councillor Natalie Evans
Councillors

Steve Harwood
Denstone Kemp
Claire Peat

Chris Houghton
Benita Laphorn
Richard Scott

Claire Houghton
Jean Murray

Also present was Vivien Little (Town Clerk), Catherine Parker (Responsible Financial Officer), 1 member of the press, and 6 members of the public.

31. Apologies

Apologies for absence were received from Councillors Dunn and Taylor. Their apologies were noted and accepted by Councillors.

32. Minutes

RESOLVED that the Chair be authorised to sign as a correct record the minutes of the Town Council meeting held Thursday 21st May 2026 (page 1-7).

33. Resignation of Councillor

The Mayor read out the letter of resignation from Councillor Rob Nelson, and wished him well. The Clerk gave an update on the process, and the expectation that any co-option would happen at the August meeting.

34. Requests for Dispensations

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

35. Declarations of Interests

No declarations of interest were made at this meeting.

36. Matters to be received from the Public

A member of the public spoke in objection to planning application 7/2026/2086. They raised concern over whether the building could be used as a HMO, as the vicinity had previous experience of this, and had anti-social behaviour related to it. They raised many of the concerns which were addressed in the Keswick Town Council response.

37. Matters to be raised by Councillors

Councillor Evans encouraged Councillors to attend the People's Emergency Briefing on Friday night at the Pencil Factory. She also stated that she hoped that Councillors would support her in writing a Councillor's column 'from the Chambers', to replace the Mayoral column every month in the Keswick Reminder. She finally congratulated the Archery Club on their successful campaign to find a permanent home.

38. Applications for Development

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

Plan Ref.	Description, Location, Comments Recommendation
7/2026/2086	Proposed renovation and conversion of an office to room only serviced accommodation and associated change of use 6 Borrowdale Road, Keswick, Cumbria, CA12 5DB <i>Object – We fully appreciate the need for renovation and adapting the existing building to a new use as it is no longer in use as offices. We object to the principle of “room only serviced accommodation” with no on site control. This is different to previous applications for guest houses applying for Change of Use to holiday lets as it is not currently any type of holiday accommodation. Local Plan Policy 18 does apply in the section dealing with Holiday letting in advising that LDNPA will only support proposals where re- use of existing buildings for short term holiday letting would not utilise a building that is suitable for providing local or affordable needs housing. It is evident with the type of conversion proposed that it could be converted for local needs housing which is in far greater demand.</i> <i>This proposal creates 7 new bedrooms which could result in 14 people being accommodated with no on site supervision. The approach proposed by the applicant of visiting the property on a daily basis, does not provide the level of supervision necessary as those intent on causing anti social behaviour always target times when there is no comeback from property owners or public authorities who are never able to react in time.</i> <i>As currently proposed, this could be used as an HMO (House of Multiple Occupation). We are aware special protective conditions are imposed in such situations, and this should also apply here as safeguard.</i> <i>This is a substantial building over 5 floors built or converted at a time when fire safety considerations were less stringent. We have concerns about the practicality of meeting current fire escape standards on a restricted site when considered against what has been necessary on the adjoining property, Windsor House.</i> <i>It should also be noted that there is currently no parking available for this property which is also on a double yellow lines section of a constrained Borrowdale Road which is also a one way traffic system. This is a highly vulnerable location for people using it as a drop of point given its proximity to the Derwent Street junction.</i> <i>The nearby Central Car Park referred to may be in close proximity but does involve a long detour around the one way system going to and from.</i> <i>We are providing a compilation of anti – social behaviour reports over recent years which shows the impact it can have on any property affected in this way noting it is only a small proportion of actual complaints as many go unreported due to the failure of the system to protect them. This house is large enough to provide on site management accommodation which is essential</i> OBJECT
7/2026/2094	Bungalow alterations and extension Arkholme, Lonsties, Keswick, CA12 4TD <i>Support- the alterations and extension proposed are sympathetic to the scale and character of the existing bungalow to provide improved family living accommodation with one exception.</i> <i>We are concerned at the prominence of a new flue on the front elevation for a log burner in lieu of the existing chimney which we consider is out of character. This is a sloping site down towards the estate access road. We request</i>

conditions are imposed requiring the new car parking to be in permeable construction to prevent rainwater run off onto the access road

SUPPORT

7/2026/2095

To confirm the closure of 2 x bedspaces in the Lairbeck Apartments unit 6 and creation of 2 single bedspaces in proposed units 8 and 9
Lairbeck House, Vicarage Hill, Keswick, Cumbria, CA12 5QB

Support as this does not change the principle of previous approvals

SUPPORT

7/2026/2104

Change of use from guest house to a flexible use allowing use as a) guest house, b) dwelling house or c) holiday letting accommodation
25, Bank Street, Keswick, CA12 5JZ

Object – Swiss Cottage is currently operating as a 5 bed guest house with 3 bed owners accommodation. Although the application form indicates there will be no gain, loss or change of use of residential units, the Design Statement sites examples where properties are not owner or manager occupied. The applicant's address is also not this property.

We have no objection to its continued use as a guest house or to its use as a private dwelling house subject to a condition that it is occupied as an only or principal home, i.e. not as a second home or holiday let accommodation. We object to the holiday let element of this application as it contains no commitment to provide on site management.

We consider the failure to provide any on site control does not provide the necessary safeguard to satisfy the requirement of Local Plan Policy 06, referred to in the applicant's statement, that it should not have an unacceptable impact on the amenity of adjoining residents. Previous approved applications referred to in the Design statement have failed to recognise the impact anti social behaviour can have where there is no on site supervision or control. (We note the protection provided on application 7/2024/2208 at 21 Bank Street, when approved as an HMO).

We are providing a compilation of anti social behaviour reports over recent years which shows the impact it can have on any property affected in this way noting that this is only a small proportion of actual complaints, many of which go unreported due to a failure of the system to protect them. It is time to correct this by insisting on site supervision must be maintained as currently exists with all guest houses

OBJECT

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

39. Licensing Application

RECEIVED the Planning and Licensing Group report on two licensing applications that had been received.

40. Mayor's Engagements

RECEIVED details of the Mayor's engagements and meeting attendance for the period 15th May 2026 – 11th June 2026.

41. Internal Auditor's Report for Year Ending 31 March 2026

RECEIVED the report of the Internal Auditor for the year ending 31 March 2026.

RESOLVED that the Internal Auditor's report be accepted.

42. Annual Governance and Accountability Return (AGAR) – Section 1

RESOLVED that the Section 1 – Annual Governance Statement 2025-26 – of the AGAR be approved for signature by the Chair (Action – RFO).

43. Annual Governance and Accountability Return (AGAR) – Section 2

RESOLVED that the Section 2 – Accounting Statements 2025-26 – of the AGAR be approved for signature by the Chair (Action – RFO).

44. Annual Accounts

RESOLVED that the statement for accounts for the year ending 31 March 2026 be approved for signature by the Chair (Action – RFO).

45. Details for the Arrangements for the Exercise of Public Rights

RESOLVED that the period for the exercise of public rights will begin on Monday 22 June 2026 and conclude on Friday 31 July 2026 (Action – RFO).

46. Payment of Accounts

RESOLVED that the accounts for June 2026 as approved by the Inspection Committee be authorised for payment for (Action – RFO):

- i) For the Town Council, vouchers 57 – 73, amounting to £34,309.08 (thirty four thousand three hundred and nine pounds and eight pence)
- ii) For the Parks’ Trusts, vouchers HP36 – FP51, amounting to £22,303.56 (twenty two thousand three hundred and three pounds and fifty six pence)

47. 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 **RECEIVED** the report of the North Distinctive Area Parishes Representative.

48. Keswick in Bloom

RECEIVED the report from the Clerk.

RESOLVED that the Council agree to sign the Memorandum of Understanding with Cumberland Council for the patch of land by Keswick Park Hotel (Action – Clerk).

49. Tour de France

RECEIVED a verbal update from Councillor Harwood.

50. Police Report

No report received.

The meeting closed at 7.59 p.m.

Chair

Data