

PLANNING GROUP REPORT ON PLANS RECEIVED BETWEEN 10/07/2026 – 13/08/2026					
AGENDA ITEM 8. i)					
Plan Ref.	Location	Description	Comments	Recommendation	Date Comments sent to LDNPA under Delegated Powers (if applicable)
T/2026/0132	Hope Park, Golf Kiosk And Putting Green, Lake Road, Keswick, Cumbria, CA12 5DG	Fell one conifer tree	<i>Declared interest</i>		
7/2026/2101	3, Museum Square, Keswick, CA12 5AF	Installation of a stainless-steel extract flue	Support – We understand this is required to address concerns to prevent odours from the existing café kitchen spreading towards the adjoining Oxfam premises. Cumberland Environmental Health have confirmed that this proposal meets their technical requirements. It is located at the rear of the café extending above roof level in what is a service area for all the commercial premises from 1-7 Museum Square, including one property which has a similar extract flue. In this context we consider it is acceptable. – SH, LT & CP	SUPPORT	
7/2026/2124	Inn On The Square, Main Street, Keswick, CA12 5JF	Proposed modification to existing flat roof areas and existing ground and first floor areas, to form a hotel spa. Proposals include outdoor rooftop swimming pool, warm lounge, roof garden seating and bar area, with associated internal alterations to provide reception, changing rooms, thermal room, plant areas, new staircase and lift.	Support – This is a 4 star hotel in a prominent location in the town centre which was extensively refurbished to a high standard in 2014/15. This application is an innovative approach to enhance what the hotel can offer and raise it to a new level. The building is within the Conservation Area but main visual impact will be the roof level at the rear of the hotel overlooking Bell Close car park towards Latrigg and Skiddaw beyond. Whilst we may have reservations about the practicality of maintaining an open air swimming pool in our Lake District climate, this is a subjective judgement and we would not wish to restrict the imagination of the applicant. Given the proposed opening hours to 22.00pm on weekdays we request that adequate protection	SUPPORT	

			measures are included to minimise noise transmission to adjacent residential properties. We support this unique proposal - SH, LT & CP		
7/2026/2134	13 Lakeland View, High Hill, Keswick, CA12 5NY	Variation of condition 3 (manager's accommodation) on planning permission 7/2023/2214 Change of use of guest house (Use Class C1) to a holiday let with managers accommodation (sui generis use) - removal of managers accommodation	Object – We strongly object to the principle of removing the requirement that the holiday let accommodation permitted must have a manager occupying the managers accommodation and be resident overnight. We consider the removal of this condition to improve profitability of the premises is totally irrelevant as a reason. To claim that there has been no problems since the permission was granted reinforces case for this to remain. At our Town Council meeting on 16 th July 2026 we had a number of representations from the public about anti social problems regularly experienced as parties intent on this type of activity appeared to be targeting holiday lets without on-site management. This was accompanied by one of the main letting agencies in Keswick outlining provisions in place to address such issues but it was clear to all present that it is simply no replacement to the principle of having an on site presence. We have provided numerous reported incidents of anti social behaviour in such situations. It should be also noted that removal of the managers accommodation would result in the loss of a home creating a demand for relocation elsewhere. We consider that the planning permission condition was correct in acknowledging the need to protect the amenity of adjoining residents as planning policy 06 - SH, LT & CP		