

**KESWICK TOWN COUNCIL**

Minutes of the meeting of Keswick Town Council held in the Council Chamber, Council Offices, 50 Main Street, Keswick on Thursday 20th February 2020 at 7.30 pm.

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**Present:**

Chairman  
Councillor David Burn

Alexandra Boardman	Markus Campbell - Savours	Allan Daniels
Alan Dunn	Steve Harwood	Sally Lansbury
Tony Lywood	Duncan Miller	Adam Paxon
Paul Titley		

Also present were Lynda Walker (Town Clerk), Catherine Parker (Responsible Financial Officer), 1 member of the press and 20 members of the public.

Prior to the meeting, Carol Rennie gave a presentation about the Community Renewable Energy Scheme which was a Suskes initiative that a number of local businesses had signed up to. A lottery grant was available for a feasibility study and a request was made for the Town Council to be a partner and to submit the grant application. It was agreed to place an item on the agenda for the next meeting.

**194. Apologies**

Apologies for absence were received from Dr Geoff Davies (Lake District National Park Authority (LDNPA) North Distinctive Area Parishes' representative).

**195. Minutes**

**RESOLVED** that the Chairman be authorised to sign as a correct record the minutes of the Town Council meeting held on Thursday 16<sup>th</sup> January 2020 (pages 47 - 50).

**196. Requests for Dispensations**

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

**197. Declarations of Interests**

Declarations of personal interests in respect of items on the agenda were received from:  
Councillor Lywood – item 10 (member of LDNPA Board)  
Councillor Harwood – item 21 (race organiser)  
Councillor Boardman – item 8 (i) application no. 7/2020/2026 (neighbour of applicant)

**198. Police Report**

**RECEIVED** the newsletter of the Allerdale Rural Neighbourhood Policing Team. Councillor Boardman said that she had reviewed the statistics available on the website and commented on the number of incidents classified as 'violent and sexual offences'. The Chair advised that this could be raised at the next meeting when Inspector Gale would be present.

**199. Matters to be received from the Public**

A local resident commented on the poor condition of the 'Howrahs' public footpath. The Clerk advised that an officer from the County Council had advised her that repairs would be carried out when a period of dry weather was forecast which would enable the surface to harden. It was suggested that the situation should be monitored.

A local hotelier commented on the Keswick Transport Study and supported the idea of a Community Parking Management Scheme. However, he considered that the Study had been too narrow in its scope and did not address the root cause of the problems.

**200. Matters to be raised by Councillors**

Councillor Dunn expressed concern about the impact on Keswick as a tourism destination of the proposal to impose a minimum earnings limit on workers from the EU following Brexit. He felt that the levels suggested would be an impediment to recruitment. It was agreed to place an item on the agenda for the next meeting.

**201. Applications for Development**

- i. **RESOLVED** that the following observations be submitted to the Lake District National Park Authority:

<b>Plan ref.</b>	<b>Description of Development Location</b>
T/2020/0018	Fell 1 horse chestnut (T946); removal of dead wood and hung up branches along river bank - group of trees (G962) Lower Fitz Park, Station Road, Keswick <i>Declared Interest</i>
7/2019/2276	Balcony Lowswater, Penrith Road, Keswick, CA12 4NE <i>No comments made</i> <b>SUPPORT</b>
7/2019/2295	Change of first floor single glazed display windows to double glazed grey UPVC to improve the aesthetics of the building and the internal energy performance 35 Main Street, Keswick, CA12 5BL <i>Object - due to the prominent position of this property which is in a Conservation Area we would recommend the suggested windows be timber made. The submitted drawings do not relate to the photographic illustration included with application</i> <b>OBJECT</b>
7/2020/2001	Demolition of a semi - derelict workshop/store building and construction of a 1 bedroom local needs dwelling following refusal of planning application 7/2019/2149 Site off George Street, Rear of 16 Church Street, Keswick, CA12 4DT <i>Object - this application remains an overdevelopment on a restricted site by increasing existing building to 2 storeys creating a significant overshadowing effect on all neighbouring properties and overlooking the existing houses opposite on George Street only 5 metres away. This would also result in increased parking demand in an already congested area. Whilst it is an improvement on the previous application it is not sufficient to justify a dwelling on this site</i> <b>OBJECT</b>
7/2020/2003	Landscape works to the rear courtyard including erection of small shelter

Old Windebrowe and adjoining barn, Windebrowe, Keswick,  
CA12 4NT

*No comments made*

**SUPPORT**

7/2020/2015

To put up a metal black flue for a multi fuel stove  
Loveswater, Penrith Road, Keswick, CA12 4NE

*Object - visually obtrusive when viewed from riverside path in  
Upper Fitz Park.*

**OBJECT**

7/2020/2016

1 x Fascia sign and 1 x Hanging sign - retrospective  
11 Bank Street, Keswick, CA12 5JY

*No comments made*

**SUPPORT**

7/2020/2018

Refurbishment of dwelling including alterations to integral  
garage, addition of velux windows and replacement of porch  
Gower, Blencathra Street, Keswick, CA12 4HW

*No comments made*

**SUPPORT**

7/2020/2026

Works to existing house conversion to improve external  
access to three flats within (with the addition of an internal  
communal stairwell and replacement existing entrance porch)  
and add to external amenity with 2 no. new balconies  
following approval of planning permission 7/2019/2232  
24 Stanger Street, Keswick, CA12 5JU

*No comments made*

**SUPPORT**

7/2020/2027

Alterations and resurfacing of forecourt and beer garden  
areas

Keswick Brewing Co, The Old Brewery, Brewery Lane, Keswick,  
CA12 5BY

*No comments made*

**SUPPORT**

7/2020/2031

Approval of details reserved by condition on planning  
permission 7/2019/2229: condition 4 (tree protection &  
construction method statement) -extension to form improved  
workshop service area and office

The Hub, Elliot Park, Keswick, CA12 5NZ

*No comments made*

**SUPPORT**

7/2020/2032

Alterations to ground floor shop front comprising lowering of  
the stone sills and installation of larger timber framed  
windows. Installation of timber fire escape door to the  
northern elevation.

4 Main Street, Keswick, Cumbria, CA12 5JA

*No comments made*

**SUPPORT**

- 7/2020/2037  
New signage  
Oddfellows Arms 19 Main Street, Keswick, CA12 5BL  
*No comments made*  
**SUPPORT**
- 7/2020/2038  
New signage (Listed Building Consent)  
Oddfellows Arms, 19 Main Street, Keswick, CA12 5BL  
*Support - as per planning application 7/2020/2037*  
**SUPPORT**
- 7/2020/2039  
Erection of Hotel (C1) with restaurant/bar (A3/A4) at ground floor, together with means of access, car parking, creation of loading/delivery bay and ancillary works  
Former Ravensfield Care Home, High Hill, Keswick, CA12 5NX
- Object - Although the vacant site detracts from this area the nature and scale of this building is detrimental to the character and quality of the environment within the High Hill part of Keswick. Our objection is based on the scale and mass of the building, design details, car parking provision and flood resilience.*
- It is acknowledged that the site currently has a planning permission for a 50 bedroom residential care home in a 3 storey building which has not been implemented but remains live. It is also noted in pre-application advice from the LDNPA that the site is appropriate for development as a hotel. However it stresses that any development should not be of a nature and scale which would be detrimental to the character and quality of the environment. It is our view that this proposal for a 71 bedroom hotel creates an overall building size which is too large for this restricted site. Whilst a case is made to justify additional hotel accommodation to support tourism in Keswick, there is no case to justify why it needs to be 71 bedrooms on this site. The principle of a 3 storey building has been accepted but the additional floor level on the rear projection, making it effectively 4 storeys high, significantly increases the mass of the building in an unacceptable way.*
- On design details we consider that an effort has been made to provide interest and variation on the front elevation to High Hill which is acceptable. However the rear projection, which is prominently visible from the Cumbria Way footpath from Keswick to Portinscale, has a very mundane repetitive window pattern. This is exacerbated by the additional floor level referred to above which significantly increases the building mass. Given this path is a major well used pedestrian route we feel the rear of the building is as important as the effort made on the front elevation. The bulk of the double gable end - from the town side - also falls into this category as it dominates the former, Grade II listed, Keswick School of Industrial Arts building which has windows in close proximity to this gable end.*

*We endorse the LDNPA's wishes that there should be a clear strategy for dealing with staff accommodation, staff parking and sustainable travel arrangements. This does not seem to have been addressed at this stage other than a desire to recruit staff locally.*

*With regard to car parking, we are concerned that the ratio of spaces to rooms is low - again exacerbated by the number of bedrooms. It is noted that the principle put forward from the recent Transport Study is that there is an under-use of spare capacity in local car parks at certain times which can be used by hotel guests. The study also drew attention to the problem of over-congestion of parking in backstreets. The aim is to address this with a plan to direct parking to make use of this spare capacity in existing car parks combined with parking restrictions in backstreet areas. Consequently any use of this spare capacity by a new hotel restricts the extent to which the backstreet problem can be addressed. It is acknowledged that the majority of existing hotels and guest houses in the town do not have parking to current standards historically. Because this contributes to congestion problems at key times our understanding is that new buildings should aim to provide parking to standards set out in the Cumbria Design Guide, to avoid adding to current problems. We wish to make LDNPA planners aware that there is currently free parking available to residents of High Hill. In the absence of parking enforcement in this area, we find it unlikely that a development of this scale would not severely affect the parking available for these residents.*

*With regard to flood resilience it is noted that the recommended raised height of the ground floor level was 79.59m (i.e. 1.39m above pavement level) in the planning permission granted for the 50 bedroom care home in 2014. Following the 2015 floods this was raised upwards to 79.90m in the 2017 application for a 60 bedroom hotel, which was subsequently withdrawn. The ground floor level here has been reduced down to 79.54m i.e. 360mm lower than advised following the 2015 floods. This seems illogical given the flood risk status of this site. This is a matter for the Environment Agency to comment on.*

*We are also concerned to see that foul and surface water drainage is proposed to connect into an existing drain at the rear of the site which connects into a 100mm diameter United Utilities combined drain. This seems to be inadequate for the high volume which will result from a development of this size. In a flood situation when the whole system is overloaded there is a danger that foul water drainage can back up and discharge contaminated water - which has happened in previous floods. What measures are proposed to prevent foul water drainage backing up and causing contamination within*

*the hotel? We also suggest that the external areas within the site area should have a permeable surface.*

*We fully support all comments made by Keswick Flood Action Group report submitted to LDNPA separately.*

## **OBJECT**

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

### **202. Keswick Flood Action Group (K FAG)**

Correspondence sent by K FAG to Trudy Harrison MP, including the 'K FAG Memorandum' containing three targets for the management of Thirlmere reservoir, was noted.

Lynne Jones, Chair of K FAG, advised that a reply had now been received offering a 'technical meeting' with United Utilities on 20<sup>th</sup> March – this was long overdue as a previous commitment had been made to meet on a quarterly basis.

**RESOLVED** that the Town Council support the 'K FAG Memorandum', and that a letter requesting an end to delays in the introduction of legislation to impose a statutory duty on water companies to control reservoirs for flood alleviation be sent to the Secretary of State.

### **203. Keswick to Threlkeld (K2T) Trail**

The Mayor reported on behalf of the Working Group on action taken since the last meeting which included correspondence with UNESCO and the LDNPA and attendance at the LDNPA Board meeting held on 19<sup>th</sup> February 2020 when Councillor Lywood, a Board member, had put forward a proposal that the planning approval be amended to change the surface material of the trail. A majority of the Board had voted against his proposal.

#### **RESOLVED**

- i) That Keswick Town Council support Councillor Tony Lywood's efforts to get the LDNPA to change its stance on the surface material to be used on the K2T trail. Furthermore, that this Council does not believe that a complaints procedure should be used to suppress free speech.
- ii) That a unanimous vote of no confidence be passed in the Board of the Lake District National Park Authority, as the Town Council has been trying to engage meaningfully with the Authority since April 2019 and has been met with a constant refusal to consider new evidence or any viable compromise, such as the use of Ultitrec; and the LDNPA is refusing to listen to the local community and has used delaying tactics throughout, using its procedures to 'run down the clock'

*(Councillor Lywood left the room for the vote on this item)*

### **204. Mayor's Report**

**RECEIVED** details of the Mayor's engagements and meeting attendance for the period 10<sup>th</sup> January 2020 – 13<sup>th</sup> February 2020.

### **205. Reports from Ward Representatives**

**RECEIVED** reports from the following representatives:

- i) Allerdale Borough Council Ward Representatives – Councillor Lansbury reported that meetings had taken place with Keswick Museum regarding their request for support. She was also involved in discussions regarding proposed changes to provision of car parking permits for hotels and guest houses and meetings with the Climate Change Task and Finish Group. Councillor Daniels reported that approval had now been given for the Keswick market to be managed 'in house' and he and other representatives on the Events Committee would be meeting the relevant officer to discuss continued support for events. Councillor Campbell-Savours hoped that this change in management of the market may be helpful in addressing the illegal street trading situation.

- ii) Cumbria County Council Ward Representative – Councillor Lywood reported on discussions which had taken place regarding a possible move to a unitary authority for Cumbria. It was likely that there would be two unitary authorities covering the County – North and South Cumbria, with an elected mayor. There was a possibility that County Council elections due to take place in May 2021 could be suspended.
- iii) Lake District National Park Authority North Distinctive Area Parishes Representative – Dr Geoff Davies submitted a written report.

**206. Allerdale Borough Council – Draft Delivery Plan 2020-24**

Consideration was given to the Borough Council's four year Delivery Plan setting out how it will deliver against the priorities set out in its new Council Strategy 2020-2030.

**RESOLVED** that the following comments be made in response to the consultation:

- i) Resilient Communities - That a new Leisure Centre should be provided in Keswick, particularly in view of the contribution made to the Borough Council from car parking charges in the town
- ii) A cleaner, greener Allerdale – that actions should be incorporated into the delivery plan in a more formal way

**207. Reports from Representatives on Outside Bodies**

**RECEIVED** reports from the following representatives

- i) Keswick Youth Centre – Councillor Campbell-Savours reported that the Youth Club was continuing to meet and more than 30 children were currently involved in various activities. A revised planning application for a new centre was due to be submitted soon which addressed concerns raised previously.
- ii) Keswick Ministries Town Liaison Group – Councillor Paxon reported that in his opinion the meetings were not purposeful and needed some invigoration.

**208. Payment of Accounts**

**RESOLVED** that the accounts for February 2020 as approved by the Inspection Committee be authorised for payment for:

- i) The Town Council, vouchers 193 - 208, amounting to £21,393.10 (twenty one thousand three hundred and ninety three pounds and ten pence)
- ii) The Trusts, vouchers HP201 - FP198, amounting to £15,321.73 (fifteen thousand three hundred and twenty one pounds and seventy three pence)

**209. Review of Internal Control and Audit**

Consideration was given to the report of the Responsible Financial Officer.

**RESOLVED** that Councillors Burn and Daniels be appointed to carry out the annual review of the effectiveness of the current system of internal financial control and report back to the Council.

**210. Annual Review of Risk Management**

Consideration was given to the report of the Responsible Financial Officer.

**RESOLVED** that the report be noted and approved for adoption by the Council.

**211. Climate Change Emergency**

**RECEIVED** an update from the Working Group.

**212. Minutes of Committee Meetings**

**RECEIVED** for information the Minutes of the Events Committee meeting held on 4<sup>th</sup> February 2020.

**213. Clerk's Report**

**RECEIVED** the Clerk's report.

**RESOLVED** that a Memorandum of Agreement be signed with Cumbria County Council as the Highways Authority confirming the Town Council's responsibility for the Speed Indication Device to be provided at High Hill.

**214. Correspondence**

Consideration was given to the following correspondence :

- i) Keswick Athletics Club – route for annual 'Round the Houses' race on 22<sup>nd</sup> April 2020 - noted.

The meeting finished at 9.40 p.m.

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Chairman

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Data