

**KESWICK TOWN COUNCIL**

Minutes of the meeting of Keswick Town Council held remotely using the Zoom app on Thursday 19<sup>th</sup> November 2020 at 7.30 p.m.

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Present:

Chairman  
Councillor Paul Titley

| Councillors        |             |                          |
|--------------------|-------------|--------------------------|
| Alexandra Boardman | David Burn  | Markus Campbell- Savours |
| Allan Daniels      | Alan Dunn   | Steve Harwood            |
| Sally Lansbury     | Tony Lywood | Duncan Miller            |
| Peter Terry        |             |                          |

Also present were Lynda Walker (Town Clerk), Catherine Parker (Responsible Financial Officer), Kimberley Ward (Keswick Community Emergency Recovery Partnership), 1 member of the press and 3 members of the public.

**124. Apologies**

Apologies for absence were received from Councillor Paxon (work), Dr Geoff Davies and Inspector Waddell.

**125. Minutes**

**RESOLVED** that the Chairman be authorised to sign as a correct record the minutes of the Town Council meeting held on the 15<sup>th</sup> October 2020 (pages 26-29).

**126. Requests for Dispensations**

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

**127. Declarations of Interest**

Declarations of interest were received from:

Councillor Dunn – item 11 – owns a holiday let in Keswick

Councillor Lansbury – item 11 – owns a Guest House in Keswick

Councillor Miller – item 11 – owns a holiday let in neighbouring parish

Councillor Paul Titley – item 11 – owns a Guest House in Keswick

**128. Police Report**

**RECEIVED** the report of the Allerdale Rural Neighbourhood Policing Team for October. 20 crimes and 3 Anti-Social Behaviour (ASB) incidents had been recorded during the month which compared with 22 crimes and no ASB incidents for October 2019. The Mayor congratulated the Police on 'Operation Horizon'.

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

A local resident asked what the Council's view was on the application for a Premises Licence for Premier Inn as a number of people had raised concerns with him. The Mayor advised that this item would be discussed later in the meeting.

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

Councillor Lansbury asked for support for local businesses which were closed during lockdown by shopping with them on-line where possible or buying vouchers and 'pledging' to shop there in the future.

**131. 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<br/>Location</b>   |
|------------------|--|
| T/2020/0147      | Removal of 1 conifer tree (T1)<br>Greta Cottage, Greta Side, Keswick, CA12 5LG<br><i>No comments made</i><br><b>SUPPORT</b>  |
| T/2020/0150      | 2 x Beech trees - Prune limbs back to boundary and crown reduce by 2mtr and shape. Remove epicormic hedge growth from trunk<br>High Spy, 7 Fenton, Keswick, CA12 4AZ<br><i>No comments made</i><br><b>SUPPORT</b>  |
| 7/2020/2189      | Single storey rear extension and installation of 2m rear high boundary wall<br>2 Springs Road, Keswick, CA12 4AQ<br><i>Support in principle <b>subject to</b> the following concerns on points of detail – (1) The new rear boundary treatment should be replanted as a hedge on the new line proposed to maintain the general landscape pattern of boundaries along Halls Mead (2) The proposed new roof lights would be less visually prominent if the two blocks of 3 roof lights over the studio and kitchen could be interlinked rather than set individually in such a small roof area.</i><br><b>SUPPORT</b>  |
| 7/2020/2228      | Conversion of an existing car park to the north-east side of the existing public house to form an external customer and landscaped area.<br>Car park adjacent to the Chief Justice of the Common Pleas Public House, 2- 6 Bank Street, Keswick, CA12 5JY<br><i>Object – The new application does incorporate improvements to the previous proposal with a reduction in numbers catered for, landscaping and a limitation of opening hours. However the principal reasons for refusal of the previous application, which were supported in an appeal to the decision, remain unchanged: (1) Insufficient consideration has been given to the loss of car parking increasing pressure on already overstretched public car parks. (2) The use proposed would have an incongruous appearance on this prominent corner location and have a negative impact on neighbouring residential properties. (3) The proposed beer garden would be at odds with conserving the historic character within the conservation area and the adjacent listed building. This is exacerbated by the proposed raised canopy. (4) The case put forward for the economic/tourism benefit and reduced noise impact is not accepted and does not outweigh the harm caused to the local amenity and neighbouring properties.</i><br><b>OBJECT</b> |
| 7/2020/2239      | The erection of a single storey extension and porch to create an additional 2 no bedrooms and a bathroom<br>19 Grizedale Close, Keswick, CA12 4JL<br><i>Object – There is a variation in the proposed extension plan and the existing side boundary at the rear which shows the extension intruding into the adjacent open grassed area, which is designated as common land.</i>   |

*To accommodate the rear extension and patio area proposed would involve significant excavation into the banked rear garden. This would directly impact the adjoining dwelling and the open grassed area to the side boundary. It would also result in the loss of existing mature planting on land outside the site boundary indicated.*

**OBJECT**

- 7/2020/2241 Demolition of lock up storage building to create site for residential development  
Lock up Garage, Penrith Road, Keswick, CA12 4NE  
*Support –subject to detailed proposals and (1) Environment Agency being satisfied with flood protection measures as the site lies in Flood Zone 2 area (2) Section 106 local occupancy condition applying.*

**SUPPORT**

- 7/2020/2242 Two storey extension to dwelling following approval of 7/2019/2250  
44 Trinity Way, Keswick, CA12 4HZ  
*Object – the main element of the 2 storey extension was approved in Nov. 2019. The addition of a dormer window to the front elevation is considered to be inappropriate and completely out of character with the roof form of all other dwellings on this estate. The house has a low pitch roof not designed to be convertible and the introduction of a dormer window creates the appearance of a 3 storey dwelling and a greater intensity of use than is appropriate.*

**OBJECT**

- 7/2020/2248 Demolition of conservatory and porch, internal alterations and 3 storey extension  
26 Heads Road, Keswick, CA12 5EX  
*Object - The aim of providing improvements to the existing semi-detached dwelling for use as a family home by the applicants is acknowledged but there are elements of this proposal which we consider to be unacceptable: (1) The creation of an additional floor level below the existing raised ground floor involves significant excavation in a confined area which does impact on the scale and balance of the adjoining 2 storey semi-detached dwelling. No details are provided on the proposed treatment of the area between the front of the house and the front boundary wall with an existing mature hedge – indicated as being retained in the Design Statement. (2) A retaining wall is proposed adjacent the stepped entrance approach to the adjoining dwelling at 25 Heads Road. No details are provided to show how this can be constructed without affecting the amenity of that dwelling. (3) The forward projecting element of the new extension incorporates corner windows which look directly towards the principal living room and bedrooms of 25 Heads Road. We understand an objection has been raised by the adjoining owner.*

**OBJECT**

- 7/2020/2252 Alterations and extensions and replacement garage  
71 Wordsworth Street, Keswick, CA12 4BZ  
*No comments made*

**SUPPORT**

- 7/2020/2253 Rear single storey kitchen extension  
40 Windebrowe Avenue, Keswick, CA12 4JA  
*No comments made*

**SUPPORT**

*Councillor Campbell-Savours declared an interest in application no. 7/2020/2228 as a member of Allerdale Borough Council and took no part in the discussion or vote.*

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

*It was agreed to bring forward items 20 (ii) and 17 on the agenda.*

**132. Correspondence**

- i) Allerdale Borough Council – application for premises licence for Premier Inn, Keswick. Councillor Daniels advised that the Borough Council’s Licensing Panel would be considering the application shortly and offered to raise any questions on behalf of the Town Council. No objections were raised.

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

Kimberley Ward, the new Project Manager for Keswick Community Emergency Recovery Partnership, introduced herself and presented an update on the work of the Partnership.

*Kimberley left the meeting.*

**134. Mayor’s Report**

**RECEIVED** details of the Mayor’s engagements and meeting attendance for the period 9th October – 12th November 2020.

**135. Clerk’s Report**

**RECEIVED** and noted the Clerk’s report.

**136. Holiday Lets and Second Homes in Keswick/Local Occupancy Conditions**

Councillors considered what action the Town Council might take to preserve the vibrant community of Keswick in the light of increasing numbers of residential dwellings becoming second homes and holiday lets. It was acknowledged that whilst tourism was a valuable part of the Keswick economy, it was important to ensure a balanced community by stopping the upward trend in numbers. The difficulties of enforcing Local Occupancy Conditions, currently the only method of controlling the loss of properties, were also discussed.

**RESOLVED:**

- i. that the Town Council thank and support the Lake District National Park Authority in producing a list of local occupancy restriction houses in Keswick
- ii. that a letter be sent to all local holiday letting agencies advising them that local occupancy restrictions preclude any dwelling being used for holiday letting purposes, and suggesting that all clients should make a specific declaration that the property being let for holiday use has no local occupancy restriction on it, and that this be made part of their terms and conditions for letting properties
- iii. that Allerdale Borough Council be requested to consider increasing the Council Tax on second homes to 100% instead of the currently discounted rate of 95%
- iv. that consideration be given to hosting a conference to create alliances and to support lobbying on this issue.

**137. Reports from Ward Representatives**

**RECEIVED** reports from the following representatives:

- i) Allerdale Borough Council – Councillor Daniels reported that a meeting of the Licensing Panel was due to take place to review policy and he would be supporting a proposal that Parish Councils should be consulted on licence applications. He updated on the Borough Council’s current preferred arrangement for unitary councils in Cumbria. Councillor Lansbury advised that the new Business Support grant scheme was open for applications. She also reported that the Climate Change Group, of which she was chair, had now met and she would be keeping the Town Council updated.

- ii) Cumbria County Council – Councillor Lywood reported that Keswick Library was due to re-open on 23<sup>rd</sup> November on a limited basis. Work on the Penrith Road bus shelter mural had been delayed due to Covid. In response to a question from Councillor Miller he said that the one-way system on Station Road/St John’s Street was working well but signage was still awaited. Councillor Miller suggested that signs could be painted on the road where the pavements were narrow and Councillor Lywood agreed to follow this up.
- iii) LDNPA North Distinctive Area Parishes Representative – Dr Davies submitted a written report.

**138. Request from Keswick Museum**

Consideration was given to a request from Keswick Museum for a reduction in the cost of hiring banner space in the Market Square or on Station Street from 1<sup>st</sup> April – 31<sup>st</sup> October 2021 (30 weeks).

**RESOLVED** that a reduction of one third of the normal cost be approved.

**139. CCTV Installation**

Councillor Terry reported on his investigations into privacy issues regarding the new CCTV system to be installed in the Market Square, and the existing cameras on the Moot Hall. He confirmed that following assurances from the Police that technologies were available to overcome his concerns, he would wish to see these incorporated into the new installation before being satisfied on the issue of privacy of the individual.

**140. Payment of Accounts**

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

- i. For the Town Council, vouchers 99 – 122, amounting to £43,306.34 (forty three thousand three hundred and six pounds and thirty four pence)
- ii. For the Trusts, vouchers HP118 - FP125, amounting to £19,977.02 (nineteen thousand nine hundred and seventy seven pounds and two pence)

**141. Audit for the Year Ended 31st March 2020**

**RESOLVED** that the Annual Governance & Accountability Return for the year ended 31<sup>st</sup> March 2020 including the Certificate of Conclusion of the External Audit be approved and accepted with no matters arising.

**142. Report from the Climate Emergency Working Group**

**RECEIVED** a report from Councillor Boardman and an update on himalayan balsam ‘bashing’ from Councillor Terry.

**143. Minutes of Committee Meetings**

**RECEIVED** for information the Minutes of the Events Committee meetings held on 20<sup>th</sup> October and 3<sup>rd</sup> November 2020.

**144. Correspondence**

The following correspondence was noted:

- i) Cumbria Association of Local Councils – Local Government Reorganisation in Cumbria
- ii) Lake District National Park Authority – Lake District Local Plan: Consultation on Proposed Main Modifications – 29<sup>th</sup> October to 11<sup>th</sup> December 2020
- iii) Police & Crime Commissioner for Cumbria – pedlars in Keswick

**Prior to the following business the Chairman moved the 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'*

**145. Staffing - Minutes of Committee Meetings**

**RECEIVED** the draft Minutes of the Staffing Committee meeting held on 30<sup>th</sup> October 2020.

**146. Contracting - Appointment of Internal Auditor**

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

**RESOLVED** that Ian Smithson be appointed Internal Auditor to the Council for a period of three years and that approval be given for a letter of appointment to be sent to confirm this.

The meeting closed at 9.25 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date