

SEVEN PRINCIPLES OF PUBLIC LIFE**Selflessness – Integrity – Objectivity – Accountability – Openness – Honesty - Leadership****KESWICK TOWN COUNCIL**

Minutes of the meeting of Keswick Town Council held at the **St Herberts Social Centre, High Hill, Keswick CA12 5PA** on Thursday 18th November 2021 at **7.30 pm**.

Present:**Chairman**

Councillor Alan Dunn

Councillors

Alexandra Boardman

Steve Harwood

Adam Paxon

Markus Campbell – Savours

Tony Lywood

Peter Terry

Allan Daniels

Duncan Miller

Paul Titley

Also present were Vivien Little (Town Clerk), Catherine Parker (Responsible Financial Officer), 1 member of the press, and 9 members of the public.

140. Apologies

Apologies for absence were received from Councillor Burn and Councillor Lansbury. Both apologies were noted and accepted by full Council.

141. Minutes

RESOLVED that the Chairman be authorised to sign as a correct record the minutes of the Town Council meeting held on the 21 October 2021 (pages 31-36).

142. Requests for Dispensations

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

143. Declarations of Interest

Councillor Paxon gave a personal explanation with regard to agenda item 19 in that he lived close to the area discussed for painting the railings. He intended to remain in the room and vote on the item.

Councillor Campbell-Savours gave a personal explanation with regard to agenda item 15 in that he was a member of the Friends of Keswick Leisure group. He intended to remain in the room and vote on the item.

144. Police Report

RECEIVED the report of the Allerdale Rural Neighbourhood Policing Team for October. Councillor Terry requested that a letter be sent to the local Police team expressing disappointment that there has been no progress made with regard to the incidents at Helvellyn Street

145. Matters to be received from the Public

A member of the public brought up the issue of a rapid increase in the number of holiday homes and associated behavioural issues in Keswick. Some residential streets were now more than 50% holiday lets, with increasing behavioural issues, for example, brawls where the police had to be called. There were reports of parties were happening outside of houses six or seven times a week, in areas where there were families with young children, and pleas for calm were met with abuse, with slow or no response from the police.

Concern was raised that absentee landlords were taking no responsibility for the situation. Although the member of the public was aware that Keswick Town Council had no authority for this matter, they felt that it was important that the issue be brought to their attention.

Councillors stated that they were aware of the issues that had been caused by a small contingent of holiday makers, and that they were in discussion with the Local Planning Authority regarding this. However, the Town Council was limited in its response, but it continued to press the case where it could.

Concern was also raised about the fact that a number of agencies let the properties without any oversight of the behaviour of holiday makers. Keswick Town Council, while not being able to do anything specifically in relation to this, could lobby appropriate authorities regarding this, and could be brought forward as a future agenda item.

Councillor Campbell-Savours suggested that Keswick Town Council should lobby for a licensing scheme to be introduced nationally.

Two members of the public spoke in relation to Agenda Item 9, Blencathra Foxhounds. They began by acknowledging that Keswick Town Council had no power to stop the Blencathra Foxhounds from meeting in Market Square on Boxing Day, however they sought a resolution from the Town Council to write to them and request that they do not meet in the Market Square.

The members of the public were concerned that following the recent prosecution of Mark Hankinson, director of the Masters of the Foxhounds Association, that Blencathra Foxhounds were using trail hunting as 'smokescreen' for fox hunting. Major land owners such as the National Trust, Forestry Commission and United Utilities have instated temporary bans on the use of their land of trail hunting, with the potential for those temporary bans to become permanent.

It was acknowledged that it was a long-standing tradition in Keswick for the Foxhounds to meet, but that didn't necessarily mean that it was something that was noble, and a large number of old traditions have moved on and changed over time, with some of those being lost as being no longer appropriate. The Police and Crime Commission had confirmed that he was committed to addressing areas of criminality, and would be carefully watching.

Councillors debated the matter, with both side of the argument being expressed.

Two members of the public spoke with regard to agenda item 9, raising concern that plans for improving footway lighting on Lake Road had not been progressed due to Covid, and expressing concern concerned that with the proposed forthcoming Local Government Reorganisation, any plans would be forgotten or lost in the transition.

Councillors raised an issue in that the Theatre by the Lake would be the main beneficiary of any footway lighting there and expressed a wish that they should be approached to contribute towards the project.

146. Matters to be raised by Councillors

No matters were raised as urgent by Councillors.

147. Blencathra Foxhounds

Consideration was given to a request from a member of the public asking whether Keswick Town Council would consider writing to the Blencathra Foxhounds and requesting that they do not gather in Keswick Market Square on Boxing Day 2021.

RESOLVED that Keswick Town Council write to the Blencathra Foxhounds requesting that they do not gather in the Market Square on Boxing Day 2021 or at any other time until the ban on access or licences has been lifted by land owners, and Keswick Town Council would require to be satisfied that there was no illegal activity taking place before they would agree to support the gathering in the future.

148. Lights to the Lake

Consideration was given to a request from a member of the public, requesting Keswick Town Council's support to an ongoing effort to improve footway lighting to the Lake.

RESOLVED that Keswick Town Council agrees that the fully costed plan (the 2019 plan) to improve the lighting from the Lake to the town centre past Hope Park and Hope Café should be held by Keswick Town

Council. Keswick Town Council will bring this forward for further discussion and implementation by the new Unitary Authority, or when the Council representative on Cumbria County Council is notified of any unspent funds becoming available.

149. Applications for Development

i) Resolved that the following observations be submitted to the Lake District National Park Authority:

Plan Ref.	Description of Development Location
T/2021/0190	T 1 - Oak - Crown lift to 4m 43, Lakeland Park, Keswick, CA12 4AT <i>Object – Whilst good tree management is supported we object to the scale of height reduction proposed on what is a prominent natural feature in the local landscape which is the subject of a tree preservation order</i> OBJECT
T/2021/0193	1 oak (in G2) - remove lower limbs back to stem. Reduce crown by 7m 13B Fenton, Keswick, CA12 4AZ <i>Object - We object to the drastic reduction in the tree height proposed and do not accept the reasons given as valid justification for such action. The Oak tree is one of a cluster of trees on a predominantly tree lined verge to Grange Park Road. It is one of a select few which is protected with a tree preservation order. Whilst we support good tree management this should only be done with specialist advice from a tree surgeon where it relates to the health or condition of a tree</i> OBJECT
7/2021/2186	Demolition of existing conservatory and utility area and replacement rear and side wrap around extension 87, Windebrowe Avenue, Keswick, CA12 4JG <i>No comments made</i> SUPPORT
7/2021/2263	Single storey rear extension and lower roof loft conversion Stormy Hill, 2, Fieldside, Keswick, CA12 4RN <i>No comments made</i> SUPPORT
7/2021/2267	Re-construction of an existing garage and workshop/store building Site off George Street, Rear of 16 Church Street, Keswick, CA12 4DT <i>No comments made</i> SUPPORT
7/2021/2292	Change of use from guest house to self catering accommodation Hazelmere, Crosthwaite Road, Keswick, CA12 5PG <i>Object – Keswick Town Council object to a change of use from a Guest House (C1) to self catering accommodation of this type (C3). There is a lack of clarity on how this change will be managed. Where this is reliant on off – site management we are concerned about the social and environmental impact which is difficult to control in a predominantly residential area</i> OBJECT
7/2021/2293	Change of use of guest house to dwelling Lane Rigg, The Heads, Keswick, CA12 5ES

Support – subject to condition that the dwelling is occupied by a person / family as their Only or Principal Home. The use as staff accommodation should be precluded without a separate planning application.

SUPPORT

7/2021/2300

Proposed alterations to provide additional accommodation
Keswick Convention Centre, Skiddaw Street, Keswick, CA12 4BY

Support/Object

There is a lack of clarity on the intended use of the new dwellings.

Support – if the new dwellings are subject to local occupancy conditions and any number above 5 should meet affordability criteria

Object – if the intended use is as holiday letting accommodation

SUPPORT/ OBJECT

7/2021/2306

New porch

Whispering Pines, Lonsties, Keswick, CA12 4TD

No comments made

SUPPORT

7/2021/2308

Approval of details reserved by condition no 4 (occupancy condition) on planning permission 7/2014/2094

For information only, no comments required

7/2021/2310

Minor material amendment (condition 2) to existing planning permission reference 7/2019/2290 (redevelopment of former Cumberland Pencil Factory site) comprising of 1) new two storey extension on footprint of existing lean-to at rear of building 2) new two storey external stair tower to east elevation serving new mezzanine 3) enlargement and recladding of main lift housing on roof 4) minor relocation (moved slightly northwards) of the Eastern fire escape stairs

The former Cumberland Pencil Factory, Southey Works, Carding Mill Lane, Keswick, CA12 5NG

No comments made

SUPPORT

7/2021/2311

Change of use from C1 to C3. No other changes to the site, access or design are intended

28, Eskin Street, Keswick, CA12 4DG

Support/Object

We understand the change requested is from a B&B to a dwelling. We support this subject to condition that the dwelling is occupied by a person/family as their Only or Principal Home.

We object if the intended use is for holiday letting accommodation

SUPPORT/OBJECT

7/2021/2312

Proposed construction of a mixed use building for class B8 and E(g) use
Southey Hill Trading Estate, Carding Mill Lane, Keswick, Cumbria, CA12 5NR

Support – support subject to the requirements of the Environment Agency being met in this flood risk area

SUPPORT

7/2021/2315

Non-material amendment to planning permission 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) -

Relocation of pergola and omission of stone boundary wall infill to avoid underground silt trap and water attenuation tanks. Stone wall infill to be replaced with full height railings with lockable gates

2-6 The Chief Justice Of The Common Pleas, Bank Street, Keswick, CA12 5JY

For information only, no comments required

7/2021/2316

Approval of details reserved by condition 3 on planning permission 7/2021/2003 (Single storey rear extension and erection of rear wall with screening hedge) - Hedge details

2, Springs Road, Keswick, CA12 4AQ

For information only, no comments required

7/2021/2319

Change of use from guest house (Class C1 - Hotels) to use as a holiday let (Class C3 - Dwellinghouse)

Avondale, 20 Southey Street, Keswick, CA12 4EF

Object – Keswick Town Council object to a change of use from a Guest House (C1) to Holiday Letting Accommodation of this type (C3). It is noted that previous applications have been approved which restricts holiday lettings to one family or a group for a limited period as applied for. Where this is reliant on off – site management we are concerned about the social and environmental impact which is difficult to control in a predominantly residential area

OBJECT

7/2021/2320

Amend to design for dormer window/roof, condition 2 (plans) on planning permission 7/2021/2159 for extend the dwelling at the front and side including building second storey

48, Millfield Gardens, Keswick, CA12 4PD

No comments made

SUPPORT

7/2021/2327

Change of use from office to residential

7a, Bank Street, Keswick, CA12 5JY

Support - subject to a local occupancy condition being applied

SUPPORT

7/2021/2328

Amendment to external materials, condition no 2 (Plans) on planning approval ref 7/2021/2103 for development of 2 no. apartments and 2 no. cottages

Acorn Garage, Helvellyn Street, Keswick, CA12 4EH

No comments made

SUPPORT

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

150. Licensing Applications

RECEIVED Licensing Group report on licensing applications received.

151. Planning Issues

Consideration was given to a motion from Councillor Titley.

RESOLVED that Keswick Town Council write to the Lake District National Park Authority to ask them to change their approach with regards to staff accommodation and to require property owners with the objective of creating staff accommodation apply for the appropriate permission.

152. Mayor's Report

RECEIVED details of the Mayor's engagements and meeting attendance for the period 15th October – 11th November 2021.

153. Reports from Ward Representatives

RECEIVED reports from the following representatives:

- i) Allerdale Borough Council – Councillor Daniels gave an update on the work that Allerdale Borough Council had recently done regarding houses which were being used for holiday lets but had restrictive covenants put on them. Letters had been issued to the properties in breach, as well as writing to the estate agent marketing one of these houses which had gone on the open market. They will continue to work with Keswick Community Housing Trust on identifying other properties in breach of Section 106 agreements and will act on any appropriately.
- ii) Cumbria County Council – Councillor Lywood was pleased to see that the Tithebarn roundabout had now been painted, though there was still more work to do improving white lines in the area. The new Unitary Authority will be called 'Cumberland' and there will be one Keswick representative on it.
The consultation on the proposed traffic order for the Back Streets area will take place in mid/late January.
Councillor Miller asked Councillor Lywood to clarify the situation with the TRO on St John's Street. Councillor Lywood stated that there were three options from February 2022; to end the TRO, to extend the temporary order for another 18 months, or make it permanent. Cumbria County Council would be reliant on feedback to ensure they knew what was the best way forward – something that Keswick Town Council could contribute to.
- iii) LDNPA North Distinctive Area Parishes Representative – **RECEIVED** the report of the Lake District National Park Authority Parishes' Representative.

154. Keswick Leisure Pool Closure

Consideration was given to a motion from Councillor Harwood.

RESOLVED that:

- i) Keswick Town Council approve in principle the effort to place the 'Count Up' clock at a suitable site to be determined; and
- ii) Keswick Town Council support the effort to place a banner to support the campaign.

155. Payment of Accounts

RESOLVED that the accounts For November 2021 as approved by the Inspection Committee be authorised for payment for:

- i. For the Town Council, vouchers 158 – 180, amounting to £ 56,246.84 (fifty six thousand, two hundred and forty six pounds and eighty four pence)
- ii. For the Trusts, vouchers HP122 – FP135, amounting to £11,885.33 (eleven thousand eight hundred and eighty five pounds and thirty three pence)

156. Reports from Representatives on Outside Bodies

RECEIVED a report from Keswick Community Emergency Recovery Partnership – Council representative Councillor Lansbury.

157. Report from the Climate Emergency Working Group

RESOLVED to approve the Terms of Reference for the proposed Environmental Working Group.

158. Visitor Management Working Group

- i. **RECEIVED** the minutes of the latest meeting of the Visitor Management Working Group; and
- ii. **RESOLVED** that the Visitor Management Group be given delegated authority to determine where the monies for the Welcome Back fund be spent.

159. Correspondence

Consideration was given to the following correspondence:

- i) Keswick Voluntary Car Service – a request for support
RESOLVED that a letter of support be written on behalf of the Keswick Voluntary Car Service.

The meeting closed at 9.57 p.m.

Chairman

Date