

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

Minutes of the meeting of Keswick Town Council held on Thursday 17th March 2022 at **7.30 p.m.** at the Council Chamber, First Floor, Council Offices, 50 Main Street, Keswick

Present:

Chairman
Councillor Alan Dunn

Councillors		
Allan Daniels	Steve Harwood	Sally Lansbury
Tony Lywood	Duncan Miller	Adam Paxon
Peter Terry	Paul Titley	

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

218. Apologies

Apologies for absence were received from Councillor Burn.

219. Minutes

RESOLVED that the Chairman be authorised to sign as a correct record the minutes of the Town Council meeting held on Thursday 17th February 2022 (pages 54-58).

220. Resignation of Councillor

The Clerk reported the resignation of Councillor Markus Campbell-Savours which had been received on 3 March 2022. The Notice of Vacancy had been posted, and was due to close on 24 March 2022.

No request for a by-election was received in respect of the vacancy caused by the resignation of Councillor Boardman, therefore co-option would take place at the April Town Council meeting.

221. Requests for Dispensations

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

222. Declarations of Interests

Councillor Terry gave a personal explanation with regarding to planning application 7/2022/2025 as he lived close to the property. He would remain in the room and vote on the item.

223. Police Report

RECEIVED the newsletter of the Allerdale Rural Neighbourhood Policing Team.

224. Matters to be received from the Public

A member of the public addressed the Council as they felt that in regard to the ongoing consultation on the Back Streets, the views of the residents were being lost among more vocal commenters. Parking had been an issue on the Back Streets for a number of years, with

residents finding it increasingly difficult to park. The proposal of double yellow lines on the corners was welcome, and would make visibility easier, and improve safety. The member of the public was concerned that the proposed permits were not set up for the correct time of the day, as there were more problems in the evenings, but it was a starting point for consideration.

225. Matters to be raised by Councillors

Councillor Terry informed Councillors that he intended to undertake a journey to the Ukraine/Poland border in order to deliver first aid equipment to those in need. Councillors requested whether a financial donation could be made to Councillor Terry's journey. The Clerk advised that as this had not been placed on the agenda in advance, a decision could not be made at this meeting, however it could be placed on the agenda for the April Town Council meeting.

226. Applications for Development

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

Plan Ref.	Description of Development Location
7/2022/2001	Garage extension 17, Acorn Street, Keswick, CA12 4EA <i>Object – we consider this to be overdevelopment of the rear garden to this dwelling. We object to building on the property boundary where the ability to apply the wall finish and ongoing maintenance is subject to access from an adjoining property. An access margin should be retained.</i> OBJECT
7/2022/2025	Two storey extension to the rear/side of the property and alterations to the front of the house. These renovations include excavation of the back garden, and changes to the windows/appearance of the front of the house Sunny Bank, Chestnut Hill, Keswick, CA12 4LR <i>In light of information from neighbours we wish to support this application.</i> SUPPORT
7/2022/2027	Change of use of guest house to two units of holiday letting accommodation Pitcairn House, 7 Blencathra Street, Keswick, CA12 4HW <i>Object – This is the 17th application of this type since June 2020. It appears from the submitted plans that the owner's accommodation is to be split to form parts of 2 self-contained holiday let units to be created thereby removing the on-site management. We maintain our objection to this type of application where the Change of Use results in a change from on site to off site management which we feel is a significant difference – particularly given the difficulties in pursuing enforcement action against anti-social behaviour. We believe routine approval of such applications with no</i>

distinction of how it will be managed is having a detrimental impact on the type of holiday accommodation available and housing for local needs resulting from displacement of managers accommodation

OBJECT

7/2022/2036

Amendment to local occupancy (vary the condition to reflect the new local plan and house SPD adopted in May 2021) condition 3 on planning application 7/2014/2205 - new detached 2 storey dwelling house

1, Briar Rigg, Keswick, Cumbria, CA12 4NW

Support – Keswick couple resident for 16 years need to *move out of Keswick while new house is built expected to take 12 – 18 months. We consider it reasonable to amend the condition to allow this option*

SUPPORT

7/2022/2040

Remove fascia signage badge and replace with new signage
Repair and repaint existing fascia, shopfront and soffit
Add tiling to match existing stallriser to base of external columns and pilasters for durability
new projecting sign new A board
Decorate upper parts of building

49, Main Street, Keswick, Cumbria, CA12 5DS

No comments made

SUPPORT

7/2022/2044

Proposed extension to food preparation area to existing café

Cafe Hope, Lake Road, Keswick, CA12 5DG

No comments made

SUPPORT

7/2022/2045

Demolition of existing garage, resurfacing the area with permeable tarmac, erection of 0.9m high vertical timber fence and erection of shed/store

4 Cat Bells, Blencathra Street, Keswick, CA12 4HP

No comments made

SUPPORT

7/2022/2047

Change of use of guest house to self-catering holiday letting accommodation

Glencoe Guest House, 21, Helvellyn Street, Keswick, CA12 4EN

Support – this is the 18th application of this type since June 2020. There is a lack of clarity on how this change of use will be managed but it appears from the application form that it is intended to retain the owners accommodation which would provide on site management. This should be clarified with the applicant and appropriate conditions incorporated to safeguard this on-site management

SUPPORT

- 7/2022/2050
Air conditioning installation works to upper floors and replacement of first and second floor windows to internal flat roof well
Royal Oak, Main Street, Keswick, Cumbria, CA12 5HZ
Support – this proposal seeks to replace aging and inefficient electric panel radiators to upper floor bedroom accommodation with new air conditioning units. This provides heating and cooling to rooms which are estimated to be 4 times more efficient and considerably reduce energy usage. The units are located in a concealed area to the rear which we consider is acceptable for the benefit gained
SUPPORT
- 7/2022/2051
Air conditioning installation works to upper floors and replacement of first and second floor windows to internal flat roof well
Royal Oak, Main Street, Keswick, Cumbria, CA12 5HZ
Support – as per comments in application 7/2022/2050
SUPPORT
- 7/2022/2054
Change of use of guest house to self-catering holiday letting accommodation
Thornleigh Guest House, 23, Bank Street, Keswick, CA12 5JZ
Object – this is the 19th application of this type since June 2020. *It seeks permission for Change of Use to a dwelling to be let to one family group as a whole. This removes the on-site management and would be difficult to control in practice. We maintain our objection to this type of application where the Change of Use results in a change from on site to off site management which we feel is a significant difference – particularly given the difficulties in pursuing enforcement action against anti-social behaviour. We believe routine approval of such applications with no distinction of how it will be managed is having a detrimental impact on the type of holiday accommodation available and housing for local needs resulting from displacement of managers accommodation*
OBJECT
- 7/2022/2057
Extension to the north and west of the rear of the building creating further living accommodation on the ground floor.
24, Calvert Way, Keswick, Cumbria, CA12 4LZ
No comments made
SUPPORT

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

227. Mayor's Report

RECEIVED details of the Mayor's engagements and meeting attendance for the period 11th February 2022 – 10th March 2022.

228. Reports from Ward Representatives

RECEIVED reports from the following representatives:

- i) Allerdale Borough Council Ward Representatives – Councillor Lansbury gave an update on a number of projects, including the Rural Community Energy Fund, which was going to be working in Keswick and Cockermouth, questions she had asked at full Council regarding the timing of the Council Tax base, and progress made with regard to enforcing local occupancy restrictions on properties.
- ii) Cumbria County Council Ward Representative – Councillor Lywood gave an update on the Traffic Regulation Orders which were consulted on over the Christmas period. The one way system in place on St John’s Street would be extended for a period of time, but it was likely to be made permanent, but the proposed double yellow lines on Eleventrees would not be going ahead. He also raised concern over the potential sale of land at Keswick Station.
- iii) Lake District National Park Authority North Distinctive Area Parishes Representative - **RECEIVED** the report of the Lake District National Park Authority North Distinctive Area Parishes Representative.

229. Annual Review of Effectiveness of Internal Financial Controls

RECEIVED the report from the Responsible Financial Officer.

RESOLVED that the report from the Responsible Financial Officer be agreed.

230. Payment of Accounts

RESOLVED that the accounts for March 2022 as approved by the Inspection Committee be authorised for payment for:

- i) The Town Council, vouchers 245 -267, amounting to £30,235.94 (thirty thousand two hundred and thirty five pounds and ninety four pence)
- ii) The Trusts, vouchers HP209 – FP217, amounting to £17,888.03 (seventeen thousand eight hundred and eighty eight pounds and three pence)

231. Leisure Centre

Consideration was given to a motion from Councillor Harwood that Keswick Town Council set up a working group in consultation with Friends of Keswick Leisure to submit an application to Allerdale Borough Council for the Leisure Centre to be registered as an Asset of Community Value.

RESOLVED that Keswick Town Council set up a working group in consultation with the Friends of Keswick Leisure to submit an application to Allerdale Borough Council for the Leisure Centre to be registered as an Asset of Community Value.

232. Clerk’s Report

RECEIVED the report from the Clerk.

RESOLVED that:

- i) the Clerk write to the Secretary of State of Levelling up, Housing and Communities calling on the Government to change the law to allow Councils the flexibility to hold such meetings when they deem appropriate within agreed rules and procedures.
- ii) delegated authority be given to the members of the Planning Group (Councillors Daniels, Harwood and Miller) to respond to the Glover Report consultation on Keswick Town Council’s behalf.

233. Minutes

- i) **RECEIVED** for information the minutes of the Cumbria Association of Local Councils Allerdale District meeting held on 3 February 2022; and

- ii) **RECEIVED** for information the notes of the Keswick Ministries Town Liaison Forum from Tuesday 22 February 2022.

234. Visitor Management Working Group

RECEIVED an update.

RESOLVED that:

- i) Keswick Town Council put a sum of £1,875, to be accrued from 2021/22 contingency fund, alongside Allerdale Borough Council and Lake District National Park, to pay for temporary toilets at the start of the Keswick to Threlkeld trail; and
- ii) the following motion be accepted: “The risk of sale of the railway station building and platform has the potential to stop the installation of public toilets and to prevent it from remaining a public space. The sale is in direct opposition to the objectives of the Visitor Management Group. It therefore follows that we propose applying for it to be listed as an Asset of Community Value to be one part of our attempt to protect its future.

235. Environmental Working Group

RECEIVED an update from the Environmental Working Group, which included the following statement:

“We understand that the building of a new swimming pool will have an impact on carbon emissions, both in the build itself and in the ongoing running costs. It is possible to mitigate this, with good planning and energy use design – especially if the centre becomes a hub for several services under one roof. However, even when the fossil fuels used to drive the other locations are taken into account, the carbon costs will still be high. We feel that for our community the positive impact on mental health and physical wellbeing is important and for our residents the need for children surrounded by water to have a facility to learn to swim is a high priority. Therefore this group wholeheartedly supports the work of Friends of Keswick Leisure on the development of new leisure facilities in Keswick.”

236. Keswick in Bloom

RECEIVED an update from Councillor Terry.

237. Policies for adoption

To adopt the following policies:

- i. Health and Safety Policy Statement
- ii. Co-option Policy

RESOLVED that the above policies be adopted.

238. Appointments to Outside Bodies

Consideration was given to the Following the resignation of Councillors Boardman and Campbell-Savours, there were three Outside Bodies which required representatives.

RESOLVED that:

- i. any decision regarding the Keswick Fair Trade Committee and the Liaison Meeting be deferred to the Annual Town Council meeting in May; and
- ii. Councillor Paxon be appointed to be the representative on the Keswick Youth Centre Outside Body.

Prior to consideration of 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'

239 Staffing Matters

RECEIVED a report from the Clerk.

RESOLVED that the one-off payment be made as discussed at the meeting.

The meeting closed at 10.01 p.m.

Chairman

Date