

**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 November 2022 at the Council Chamber, Town Hall, Keswick at **7.00 pm**.

**Present:**

**Chairman**  
Councillor Steve Harwood

<b>Councillors</b>		
Allan Daniels	Alan Dunn	Louise Dunn
Tony Lywood	Duncan Miller	Paul Titley

Also present were Vivien Little (Town Clerk), Catherine Parker (Responsible Financial Officer), one member of the press, and 5 members of the public

**133. Apologies**

Apologies for absence were received from Councillors Burn, Lansbury, Murray and Paxon. Their apologies were noted and accepted by Councillors.

**134. Minutes**

**RESOLVED** that the Chairman to sign as a correct record the minutes of the Town Council meeting held on the 20<sup>th</sup> October 2022 (pages 28-32).

**135. Requests for Dispensations**

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

**136. Declarations of Interest**

Councillor L Dunn gave a personal explanation with regard to planning application 7/2022/2268 as she was friends and a close neighbour of the applicant. She intended to remain in the room and vote on the item.

Councillor Titley gave a personal explanation with regard to the licensing application for Lake Side House, as his daughter was a close neighbour. He intended to remain in the room and vote on the item.

**137. Police Report**

**RECEIVED** the report of the Allerdale Rural Neighbourhood Policing Team for September & October.

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

A member of the public spoke in support of planning application 7/2022/2247, Low Briery Holiday Park, pointing out that the lodges would be sited so they could not be seen from Latrigg, and would be made, as far as possible, from local materials, with ecology at the top of the agenda.

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

No urgent matters were raised by Councillors at this meeting.

**140. Churchyard Maintenance**

Consideration was given to a request from Councillor Daniels. Reverend Charles Hope (St John's Church, Keswick), and Reverend Andy Murphie (Crosthwaite Church, Keswick) both spoke in support of the proposal to help fund the grass cutting at both churchyards, as they were both assets to Keswick, and used by more than just mourners.

**RESOLVED** that a sum of £4,000 be taken from general reserves to fund grass cutting at both churchyards for a period of one year, with an option to come back again in the future after the elections in May 2023.



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

**RECEIVED** a report from Keswick Community Emergency Recovery Partnership – Council representative Councillor Lansbury. Kimberley Ward, Project Officer of Keswick Community Emergency Recovery Partnership was in attendance and answered questions.

**142. Applications for Development**

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

<b>Planning Ref</b>	<b>Description of Development Location Comments Recommendation</b>
7/2022/2247	<p>Extension to existing holiday park, formation of access, landscaping and ancillary works            Low Briery Holiday Park, Penrith Road, Keswick, Cumbria, CA12 4RN  <i>Support – this application represents a significant expansion of holiday accommodation closely related to the existing Low Briery Holiday village. As a general principle we support holiday accommodation related to existing sites in preference to family homes changing to holiday lets. We understand 6 of the 22 new lodges proposed will be to accessibility standards for those with disabilities which is a positive benefit. It is noted that the lodges are to be built off site minimising the impact of construction work on site and will provide a high standard of insulation, air tightness, solar panels, rainwater harvesting and sustainable heating systems. Careful consideration has been given to enhancing biodiversity in the natural habitat around the site and provision incorporated for a treatment plant on the drainage system to achieve nitrogen nutrient neutrality. Overall, this is a carefully considered project on a well screened site closely related to the existing holiday village which we support</i>  <b>SUPPORT</b></p>
7/2022/2258	<p>Proposed alterations to the front elevation of the public house building to provide new timber framed opening windows at ground floor level to replace the existing, new painted metal railings and guarding externally in front of the proposed window openings and to redecorate the exterior faces of the front elevation            Golden Lion Inn, 20, Main Street, Keswick, CA12 5JD  <i>No comments made</i>  <b>SUPPORT</b></p>
7/2022/2260	<p>Non-material amendment to planning permission 7/2021/2081 (Change of use of ground floor workshop/store into part of first floor flat to create single dwellinghouse) to add to the approved elevations gas box, vents and pipes; replace the current old upvc windows with new upvc windows; to change the glass block windows to upvc windows            Workshop/store, Shorley Lane, Keswick, CA12 4HN  <b>For information only</b></p>
7/2022/2261	<p>Amendment to condition 2 (plans) on planning permission 7/2019/2270 for demolition of conservatory &amp; porch. Addition of dining and play room extension with porch            6, Grange Park, Keswick, CA12 4AY  <i>No comments made</i>  <b>SUPPORT</b></p>

- 7/2022/2262 Move main entrance to left and replace the existing window with one identical to the window in Unit 4  
5 Southey Street, Keswick, Cumbria, CA12 4HH  
*No comments made*  
**SUPPORT**
- 7/2022/2268 Change of use from a guest house to self catering holiday letting accommodation  
Beeches Guest House, Penrith Road, Keswick, CA12 4LJ  
*Support – as the application form indicates on site management is being retained, we support the proposal subject to a condition on any permission granted that this arrangement is maintained*  
**SUPPORT**
- 7/2022/2271 Demolition of conservatory and erection of proposed single storey rear extension  
8, Latrigg Close, Keswick, Cumbria, CA12 4LB  
*No comments made*  
**SUPPORT**
- 7/2022/2274 Change of use from C1 Guest House to C3 Holiday Let  
23 Rivendell Guest House, Helvellyn Street, Keswick, CA12 4EN  
*Object – the application states the existing guest house has 7 bedrooms + 2 bedroom private accommodation. However, section 18 on the form indicates 9 bedrooms will be affected by the Change of Use and also confirms there are 2 existing full time employees with none proposed after the change. We conclude that on site management is not being retained and we object to this change of use. It is noted that all our previous objections in such situations have been disregarded and permission granted. We acknowledge that Local Plan Policy 18 clearly states “proposals seeking to change guesthouses to different forms of holiday accommodation to meet changing market demands will be supported etc.” This is a logical generalisation where it is a change from one situation to a similar use. All guest houses have on site management to ensure standards are maintained and controlled. We have supported applications where on site management is retained but it is our view that a change of use which involves the loss of on site management is a totally different type of uncontrolled accommodation. In our view this is not in the spirit of what is intended by Policy 18 and is creating a downward spiral in the standard of holiday accommodation available. The stated aim of Policy 18 is to ensure that tourism accommodation will deliver a high quality sustainable tourism experience which will clearly be of a lower standard of management with no on site control. We recommend that the proviso for approving such applications that “it does not introduce inappropriate levels of use in this location” should be used to refuse permission where a similar standard of management cannot be guaranteed for a change of use of this type*  
**OBJECT**

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

#### 143. Licensing Applications

**RECEIVED** Planning and Licensing Group report on licensing applications received.

#### 144. Mayor's Report

**RECEIVED** details of the Mayor's engagements and meeting attendance for the period 14th October – 10th November 2022.

**145. Reports from Ward Representatives**

**RECEIVED** reports from the following representatives:

- i) Allerdale Borough Council – Councillor Daniels reported that Allerdale Borough Council was beginning to wind down, but he personally had been busy as Mayor of Allerdale.
- ii) Cumbria County Council – Councillor Lywood reported that as a follow up to the public meeting in Borrowdale, there would be two further follow up meetings in Grange and Stonethwaite to discuss parking in Borrowdale. Cumbria County Council's work was also beginning to wind down.
- iii) Cumberland Council – Councillor Campbell-Savours gave his apologies.
- iv) LDNPA North Distinctive Area Parishes Representative - **RECEIVED** the report from Dr Geoff Davies, Lake District National Park Authority North Distinctive Area Parishes Representative.

**146. Clerk's Report**

Consideration was given to the report of the Clerk.

**RESOLVED** that:

- i) Open sessions be held before the Town Council meetings initially in December and January in order to give members of the public a chance to talk to Councillors about what the role was, and then to attend a Town Council meeting; and
- ii) The Local Government Reorganisation Working Group to proceed with organising an open event to find out what the people of Keswick deem important when it comes to Local Government Reorganisation.

**147. Payment of Accounts**

**RESOLVED** that the payment of accounts for November 2022 as approved by the Inspection Committee be authorised for payments

- i. For the Town Council, vouchers 144 -166, amounting to £62,963.32 (sixty two thousand nine hundred and sixty three pounds and thirty two pence)
- ii. For the Trusts, vouchers HP140 – FP146, amounting to £20,457.28 (twenty thousand four hundred and fifty seven pounds and twenty eight pence)

**148. Consultation**

- i. Consideration was given to the proposed amendments to the Cumbria Local Government Pension Scheme Funding Strategy Statement (distributed in October) and to consider if Keswick Town Council wish to respond.

**RESOLVED** that no response be given from Keswick Town Council.

- ii. Consideration was given to the consultation on the new proposals for parliamentary boundary reviews, and to consider if Keswick Town Council wish to respond.

**RESOLVED** that no response be given from Keswick Town Council.

**149. Correspondence**

Consideration was given to the correspondence received from the Lake District National Park Authority.

**RESOLVED** that:

- i) Councillors Burn and Harwood continue to seek indicative costs for installing low level bollard lighting on this short stretch of the trail; and
- ii) Views of residents who live close to the area be sought.

The meeting closed at 8.21 p.m.

  
Chairman

15.12.2022  
Date