

**KESWICK TOWN COUNCIL
SEVEN PRINCIPLES OF PUBLIC LIFE**

Selflessness – Integrity – Objectivity – Accountability – Openness – Honesty - Leadership

Minutes of the meeting of Keswick Town Council held in the Council Chamber, Town Hall, Keswick on Thursday 20th April 2023 at 7.00 pm.

Present:

Chairman
Councillor Steve Harwood

Councillors		
David Burn	Allan Daniels	Alan Dunn
Louise Dunn	Jean Murray	Duncan Miller
Paul Titley	Peter Walter	

Also present was Vivien Little (Town Clerk), one members of the press, and three members of the public.

233. Apologies

Apologies for absence were received from Councillor Lansbury, Lywood and Paxon, as well as from Catherine Parker (Responsible Financial Officer). Their apologies were noted and accepted by Councillors.

234. Minutes

RESOLVED that the Chairman be authorised to sign as a correct record the minutes of the Town Council Meeting held on 16th March 2023 (pages 49-52).

235. Requests for Dispensations

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

236. Declarations of Interests

No declarations of interest were made at this meeting.

237. Police Report

RECEIVED the newsletter of the Allerdale Rural Neighbourhood Policing Team.

238. Matters to be received from the Public

A member of the public spoke in relation to planning application 7/2022/2290, to object to the application. They raised concerns regarding the footpath in the area, and how difficult it would be to get a full visual coming out of the entrance, which would be problematic with construction traffic. This application appeared to be dealing solely with the access, with a full application coming at a later date. The member of the public was grateful that Keswick Town Council were intending to object to this application.

239. Matters to be raised by Councillors

Councillor Walter wished to inform members that he had been nominated as candidate for the Lake District National Park North Distinctive Area Parishes election by Above Derwent Parish Council.

Councillor Murray gave an update to Councillors about the opening of the Keswick Area Food Share, which would be opening on Wednesday 26 April.

240. Applications for Development

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

Plan. ref	Description of Development Location, Comments, Recommendation
T/2023/0047	T1 Yew Tree - crown raise over road to approx. 5m. T2 Yew Tree - crown raise over road to approx. 5m Bishops House, Ambleside Road, Keswick, CA12 4DD No comments made SUPPORT
7/2022/2290	4 no. new dwellings and the formation of a new site access road and vision splays together with associated external works set in the gardens of Manor Glen Manor Glen, Ambleside Road, Keswick, Cumbria, CA12 4AG <i>Object - we object on grounds of overdevelopment and legitimising what we consider to be a poor vehicle access to plot 2. We consider that the 3 houses identified as plots 3, 4 and 5 could be acceptable subject to satisfying concerns regarding visibility and manoeuvrability at the new entrance proposed off Manor Brow, which would have a high level of use serving 4 dwellings, and detailed design for the new houses.</i> <i>We consider that the proposed new house on plot 2 is unacceptable in both scale and design relative to existing dwellings in this setting which we consider to be unnecessary overdevelopment. It is also proposed to use the existing historic vehicle access to plot 2 which we consider is unacceptable as it uses what is predominantly a pedestrian pathway with extremely poor visibility at the entrance/exit onto Ambleside Road.</i> <i>We consider this should not be legitimised as an acceptable vehicle access in this new situation</i> OBJECT
7/2022/2296	Erection of storey and a half, 3 bedroom, low energy dwelling with associated external works Land adjacent to 1 Briar Rigg, Keswick, CA12 4NW <i>Support in principle but object to black profile sheet metal roof as being unsympathetic in this locality</i> SUPPORT
7/2023/2032	Non-material amendment to planning application 7/2022/2001 (Garage Extension) option to install a composite fence 17, Acorn Street, Keswick, CA12 4EA <i>No comments required</i>
7/2023/2035	Conversion from hair salon to short term holiday letting accommodation Headquarters, Blencathra Street, Keswick, CA12 4HW

Object (This application seeks to legitimise a conversion already implemented following issue of an enforcement notice)

We object to conversion for use as a short term holiday let but we would support conversion to a local need dwelling.

Current planning policy supports re – use of existing buildings for holiday let use only where a building is not suitable for providing local need or affordable housing. The floor area of this building is actually 34 sq.m using the standard method of measurement (not the 30.2 sq.m stated which does not include internal wall divisions).

It is argued that this is below the minimum floor space of 50 sq.m for new homes (applicable for 2 person dwellings) but can be 39 sq.m for 1 person dwellings.

This is a standard applied to new buildings but lower floor areas have previously been approved for conversion of existing buildings – namely 4x1 person flats at Banks Court (29 sq.m) and 4x1 person flats at 18 Otley Road (33 sq.m).

The conversion plan provided shows that it can be used as 1 person local needs dwelling in compliance with current planning policy and should be restricted by planning condition

OBJECT

- | | |
|-------------|--|
| 7/2023/2036 | <p>Installation of a door at first floor level
14 A, Lake Road, Keswick, Cumbria, CA12 5BX
<i>No comments made</i>
SUPPORT</p> |
| 7/2023/2051 | <p>New steel security door, two air conditioning condenser units, and one extract grille
8-10, Station Street, Keswick, Cumbria, CA12 5HP
<i>Support in principle – subject to satisfying concerns regarding noise of new equipment in close proximity to nearby apartments</i>
SUPPORT</p> |
| 7/2023/2052 | <p>Two fascia signs and one hanging sign
8-10, Station Street, Keswick, Cumbria, CA12 5HP
<i>No comments made</i>
SUPPORT</p> |
| 7/2023/2054 | <p>Oak framed open sided enclosure to existing external seating area
Keswick Brewing Co, The Old Brewery, Brewery Lane, KESWICK, CA12 5BY
<i>Support – we support this traditionally designed structure to provide cover to the existing external seating area</i>
SUPPORT</p> |
| 7/2023/2056 | <p>Confirmation of compliance with condition 3 (landscaping) on planning permission 7/2022/2301 (Installation of 'off the shelf' powder coated bike shelter)
Lakeside Car Park, Keswick Mountain Rescue Team Base, Lake Road, Keswick, CA12 5DJ
<i>For information only</i></p> |
| 7/2023/2057 | <p>Amendment to condition 2 (plans) on planning permission ref 7/2022/2278 for two storey extensions to the existing building, raising front roof area approx.</p> |

900mm to include a hipped gable end and dormer to the side extension. Work also to include a raised patio and privacy screening

21, Manesty View, Keswick, Cumbria, CA12 4JF

No comments made

SUPPORT

7/2023/2059 Revised window and roof configuration to rear sun room
7 The Hawthorns, Keswick, CA12 4LL

No comments made

SUPPORT

7/2023/2064 Proposed loft conversion with raised roof height and rear dormer to provide bedroom and bathroom complete with internal alterations.
34, Lakeland Park, Keswick, Cumbria, CA12 4AT
Object - This form of dormer is a poor design feature which creates an overbearing appearance looking down onto the houses below on Springs Road and is out of character with this style of house. The positioning of windows in the proposed new dormer creates an uneasy imbalance with the existing house. We are aware of a similar dormer extension at No.32 approved in 2012 but this should not be allowed to set a precedent for all adjacent properties of this type to follow

OBJECT

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

241. Mayor's Report

RECEIVED details of the Mayor's engagements and meeting attendance for the period 10th March 2022 – 13th April 2023.

242. Reports from Ward Representatives

RECEIVED reports from the following representatives:

- i) Allerdale Borough Council – Councillor Daniels informed members that Keswick Community Housing Trust had taken over the flats at Otley Road. It had been a privilege to serve as Allerdale Councillor and Mayor. He also thanked Councillors Lansbury and Campbell-Savours for their dedication to the community.
- ii) Cumbria County Council – No report given
- iii) Cumberland Council – Councillor Campbell-Savours informed members that he had been elected as the Chair of the Audit Committee of Cumberland Council, and that he would be one of Cumberland Council's representatives on the Lake District National Park Authority.
- iv) Lake District National Park Authority North Distinctive Area Parishes – No report submitted

243. Payment of Accounts

RESOLVED that the payment of accounts for April 2023 as approved by the Inspection Committee be authorised for payment for:

- i) The Town Council, vouchers 248-19, amounting to £62,070.25 (sixty-two thousand, seventy pounds and twenty five pence)
- ii) The Parks Trusts, vouchers HP245 – FP6, amounting to £12,346.46 (twelve thousand, three hundred and forty-six pounds and forty six pence)

244. Budget Summary Comparisons as at 31st March 2023

RECEIVED budget comparisons for the 4th Quarter.

245. Annual Review of Revised Financial Regulations

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

RESOLVED that the renewal of the items contained in the report be approved.

246. Assets Register

RESOLVED to approve and adopt the updated Assets Register.

247. Keswick to Threlkeld Trail – Call for Lighting

RECEIVED an update from Councillor Burn.

RESOLVED that the report be accepted, and that the incoming Council be encouraged to follow this up with the LDNPA (Action – Clerk).

248. Clerk's Report

Consideration was given to the report from the Clerk.

RESOLVED that:

- i) The Clerk continue to follow up with holiday let companies (Action – Clerk); and
- ii) all monies which are to be returned from the Winter Warmth grant would be used to give a grant to the Keswick Area Food Share (Action – Clerk).

249. Consultations

- i. RESOLVED to not respond to NALC's Infrastructure Levy consultation.

250. Reports from Representatives on Outside Bodies

- i) RECEIVED Keswick Convention Town Liaison Group Report.

251. Minutes of Committee Meetings

RECEIVED for information the Minutes of the Events Committee meeting held on 16 February (pages 10-11) and 16 March 2023 (pages 12).

Prior to consideration of the following business, the Chairman will move 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'

252. Staffing Committee minutes

RECEIVED for information the Minutes of the Staffing Committee meeting held on 9 March 2023 (page 4).

The meeting closed 8.07 p.m.

Chairman



18.05.2023

Date