

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

Minutes of the meeting of Keswick Town Council held at the Council Chamber, Town Hall, Keswick on Thursday 19th October 2023 at 7.00 pm.

Present:

Chair
 Councillor Steve Harwood

Councillors

Louise Dunn
 Sally Lansbury
 Rob Nelson

Claire Houghton
 Benita Laphorn
 Adam Paxon

Denstone Kemp
 Jean Murray
 Lorraine Taylor

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

110. Apologies

Apologies for absence were received from Councillor Chris Houghton. His apologies were noted and accepted by Councillors.

111. Minutes

RESOLVED that the Chair be authorised to sign as a correct record the minutes of the Town Council meetings held on the 21st September 2023 (pages 22-26).

112. Requests for Dispensations

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

113. Declarations of Interests

Councillor Kemp declared an interest in agenda item 17 i), as he was a Trustee of Threlkeld Housing Association. He would remain in the room and vote on the item.

All Councillors declared an interest in planning application T/2023/0132, as they were all Trustees of Fitz Park, and the Trust had made the application.

114. Police Report

No report of the Allerdale Rural Neighbourhood Policing Team was available. The Clerk reported that she had spoken to PCSO Forrester, and he had reported that in the lead up to Halloween and Bonfire Night, there would be increased police patrols with two officers on duty during this time.

115. Keswick Conservation Area

RECEIVED a presentation on the Keswick Conservation Area, from Rose Lord, Conservation Officer, Lake District National Park Authority.

116. Reports from Ward Representatives

RECEIVED reports from the following representatives:

- i) Cumberland Council – no report given.
- ii) Lake District National Park Authority North Distinctive Area Parishes' Representative **RECEIVED** the report of the LDNPA North Distinctive Area Parishes Representative. Peter Walter was in attendance, and stated that he had spoken with a senior officer at the LDNPA about the evidence which Keswick Town Council has begun to gather regarding antisocial

behaviour at holiday lets, and made a suggestion about how more evidence could be gathered. Councillor Harwood was concerned about the extra work that it would put on Keswick Town Council, and a meeting with the senior officer at the LDNPA was proposed to be put in place. (Action – Clerk)

RESOLVED that the Clerk pursue United Utilities for an update on the restoration work following the installation of the pipeline (Action – Clerk).

117. Matters to be received from the Public

No matters were raised by members of the public.

118. Matters to be raised by Councillors

No matters were raised by Councillors.

119. Applications for Development

- i) **RESOLVED** that the following observations be submitted to the Lake District National Park Authority (Action – RFO)

Plan Ref.	Description, Location, Comments Recommendation
T/2023/0132	Fell 2 x Western hemlock Fitz Park Kiosk Cafe, Station Road, Keswick, Cumbria, CA12 4NF No comments made Declaration of interest <i>(Full Council decision 19/10/2023)</i>
7/2023/2138	Demolition of existing Upvc conservatory and replacement with single storey family room extension. 1no replacement and 1no additional roof light to the existing roof. 16 , Ambleside Road, Keswick, Cumbria, CA12 4DL No comments made SUPPORT <i>(Observations submitted under delegated powers 10/10/2023)</i>
7/2023/2176	Two storey side extension and alterations 31, Lattrigg Close, Keswick, CA12 4LE No comments made SUPPORT
7/2023/2178	Extension of bungalow to create porch and dining room 7, Brackenrigg Drive, Keswick, Cumbria, CA12 4JJ No comments made SUPPORT <i>(Observations submitted under delegated powers 10/10/2023)</i>
7/2023/2179	To permanently retain and amend the access AP09 originally given temporary permission under application ref. no. 7/2016/2027 (revised scheme to withdrawn application no. 7/2023/2080) Land off Penrith Road, Penrith Road, Old Windebrowe, Keswick, CA12 4LH <i>Object – it is noted there have been 4 letters of objection from nearby residents which we fully support. This temporary access for the construction of the United Utilities Water Pipeline was only approved on the basis that positive traffic control was in operation when used as it is recognised as having poor visibility on a downhill bend on the main road into Keswick.</i>

Cumberland Council Development Management have objected to this resubmitted proposal on the basis that the visibility splays required cannot be achieved without relocating the field entrance point. We support this objection

OBJECT

(Observations submitted under delegated powers 10/10/2023)

7/2023/2184 Single storey front, side and rear extension to dwelling
67, The Headlands, Keswick, CA12 5EH

Object – we support the principle of the extension but consider that the visual impact of the modernistic style of the extension on the front of the house is out of keeping with the character of the existing house and the street scene

OBJECT

(Observations submitted under delegated powers 10/10/2023)

7/2023/2187 *Change of use from guest house to either use as self-catering holiday let accommodation or residential use*

18, Eskin Street, Keswick, CA12 4DG

Object – we object to the proposed use as self catering holiday let accommodation which it is stated as being available to book as one unit with no guarantee of on site management. We have provided evidence (ref. email to Stephen Ratcliffe on 2 Oct) that this form of holiday letting has resulted in incidents of anti social behaviour where there is no direct control on the use of the property. This has caused serious distress to adjoining owners when such incidents occur. We consider that the only “safe” way to protect adjoining owners is to impose a condition that on site management is maintained.

Our objection is that this proposal would “introduce an inappropriate level of use in this location” which is not a problem when in use as a guest house - as stated in Policy 18 criteria. We would support the use as a residence provided it is occupied as the principle home of the occupant – as condition applied to application 7/2023/2142

OBJECT

7/2023/2189 *Change of use from Guest House to Flexible Use Guest House and Holiday Let. A single planning unit to be used as any of the following on a flexible basis: A - Guest House or B - Short term holiday letting accommodation or C - Short term holiday letting accommodation with/including owners/managers accommodation In accordance with LDNP Local Plan Policy 18*

Rowan Tree Guest House, 37 Eskin Street, Keswick, CA12 4DG

Object – this application is formulated with 3 use options based on conditions attached to previous similar applications, 7/2023/2091 and 2115, on the presumption this will automatically be approved. In the light of recent evidence provided we request this be reconsidered.

We object to the proposed use as self catering holiday let accommodation which it is stated as being available to book as one unit with no guarantee of on site management. We have provided evidence (ref. email to Stephen Ratcliffe on 2 Oct) that this form of holiday letting has resulted in incidents of anti social behaviour where there is no direct control on the use of the property. This has caused serious distress to adjoining owners when such incidents occur. We consider that the only “safe” way to protect adjoining owners is to impose a condition that on site management is maintained.

Our objection is that this proposal would "introduce an inappropriate level of use in this location", which is not a problem when in use as a guest house – as stated in Policy 18 criteria. We would support the use as a residence provided it is occupied as the principle home of the occupant – as condition applied to application 7/2023/2142.

We would support option C subject to a condition that on site management is maintained

OBJECT

7/2023/2192 The installation of 1 No. GPS node to be mounted to the external wall of stair turret at approximately 11 metres AGL and ancillary development thereto.

St John's Church, St John's Street, Keswick, CA12 4DD

No comments made

SUPPORT

7/2023/2201 Replacement of conservatory to no. 2 with new lean to extension to nos. 2 & 4

Nos 2 & 4 Markholme Cottages, Crosthwaite Road, Keswick, CA12 5PP

No comments made

SUPPORT

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

120. Mayor's Report

RECEIVED a report from the Mayor covering the period 15th September 2022 – 12th October 2023.

121. Audit for the year ending 31 March 2023

RESOLVED to approve and accept the Annual Governance and Accountability Return for the year ended 31 March 2023 including the certificate of conclusion of the External Audit and to report that there are no matters arising.

122. Quarterly Budgets

RECEIVED the quarterly budget comparisons.

123. Reports from Representatives on Outside Bodies

RECEIVED a report from the following representatives:

i) Keswick in Bloom

RESOLVED that the Town Council website be reviewed and update in relation to 'Floral Displays' and that CALC be contacted for an update on the green spaces to grow (Action – Clerk).

ii) Minutes of the Keswick Ministries Town Liaison Forum held on Tuesday 12 September 2023.

124. Payment of Accounts

RESOLVED that the accounts for October 2023 as approved by the Inspection Committee be authorised for payments (Action – RFO)

i) For the Town Council, vouchers 129 – 159, amounting to £43,518.24 (forty three thousand, five hundred and eighteen pounds and twenty four pence)

ii) For the Trusts, vouchers HP105 – FP115, amounting to £8,829.47 (eight thousand eight hundred and twenty nine pounds and forty seven pence)

125. Proposed Housing Group

RECEIVED a report from Councillor Taylor.

RESOLVED that a Housing Working Group be set up with the provided Terms of Reference, comprised of Councillors Harwood, Laphorn, Taylor and one other Councillor to be decided (Action – Clerk).

126. Correspondence

- i) Consideration was given to a letter from Threlkeld Housing Association, and discuss next steps
RESOLVED that:
- a) The sum of £75 as requested to be granted to Threlkeld Housing Association, to be taken from the underspend in the grant budget line (Action – RFO); and
 - b) Councillor Kemp be formally appointed to the Threlkeld Housing Association as an outside body (Action – Clerk).
- ii) Consideration was given to a letter from Keswick Rugby Club.
RESOLVED that the opportunity to purchase a Community Clubhouse Bond not be pursued (Action – Clerk).

Prior to the following business the Chair moved the following 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'

127. Contracting - Appointment of Internal Auditor

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

RESOLVED that Ian Smithson be appointed as the Council's Internal Auditor for a period of two years. (Action – RFO).

The meeting closed at 8.28 p.m.


Chairman

16.11.2023
Date