

**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, First Floor, Council Offices, 50 Main Street, Keswick on Thursday 18th April 2024 at 7.00 pm.

Present:

Chair

Councillor Steve Harwood

Councillors

Claire Houghton
Jean Murray

Denstone Kemp
Rob Nelson

Benita Laphorn
Lorraine Taylor

211. Apologies

Apologies for absence were received from Councillors Dunn, Chris Houghton and Paxon. Their apologies were noted and agreed by Councillors.

212. Minutes

RESOLVED that the Chair be authorised to sign as a correct record the minutes of the Town Council Meeting held on 21st March 2024 (pages 48-53).

213. Requests for Dispensations

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

214. Declarations of Interests

Councillor Harwood declared a personal interest in planning application 7/2024/2016 as he lived in a neighbouring property. He stated that he intended to remain in the room and vote on the item.

215. Police Report

RECEIVED the newsletter of the Allerdale Rural Neighbourhood Policing Team.

RESOLVED that the Clerk contact the local Police Inspector to request attendance at the next Town Council meeting in order to answer Councillors questions (Action – Clerk).

216. Matters to be received from the Public

No matters were raised by members of the public at this meeting.

217. Matters to be raised by Councillors

No matters were raised by Councillors at this meeting.

218. Applications for Development

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

Plan Ref.	Description, Location, Comments Recommendation
7/2024/2016	Erection of privacy fence between 4 Browfoot and Glenburn

4, Browfoot, Keswick, CA12 4LQ

Object - We acknowledge receipt of your letter of 20 March 2024 advising amended plans have been submitted together with a response from the applicant to our comment on this application. It is noted that the extent of the proposed new fence has been reduced from 12 metres to 8.84 metres. This is appreciated but we still consider this will have a significant intrusive visual impact on the character for this area. The existing stone wall will be concealed behind a fence which is utilitarian in style and a height which would draw attention to it at the expense of the open nature of existing front gardens.

It is noted that a number of mature container plants have been placed against this wall which is much more sympathetic.

We consider the reason given for justification of the new privacy fence proposed is unconvincing given the time the existing arrangement has been in place. We believe our general description of the front garden area is an accurate reflection of how it appears to give a clear indication of how this area is used in the context of overlooking claims. Overall, we maintain our objection to this proposal.

OBJECT

(Observations submitted under delegated powers 28/03/2024)

7/2024/2020

Installation of grill to external face of building for kitchen of Cafe (grill to match existing grill on adjacent building)

2, Pack Horse Court, Keswick, Cumbria, CA12 5JB

Object – It is noted this is a resubmission of a previously withdrawn application, 7/2023/2209 which proposed an external vertical flue which we objected to. It is acknowledged that the external grille now proposed is less visually intrusive but the height proposed is less than recommended by Cumberland Council in their response and may be difficult to achieve without a vertical flue element. A specialist appraisal has been provided for the impact of noise but this is difficult to give a definite result in the context of an adjacent high level grille of this type operating at the same time. No assessment is made on the impact of smells emanating from this source affecting upper floor apartments and the area around the grille. We recommend a detailed appraisal of the technical issues involved by Cumberland Council Environmental Health given this sensitive location in a pedestrianised area. It is noted this café has been in operation for several months – how is this requirement currently being met?

OBJECT

(Observations submitted under delegated powers 28/03/2024)


7/2024/2041

Alterations and conversion of existing garage to form additional habitable space

9, Ratcliffe Place, Keswick, CA12 4DZ

We felt that this needed further investigation and an opportunity to discuss with affected neighbour's, therefore response will be confirmed by 1 May 2024

- 7/2024/2048 Demolition of rear extension and replacement with new extension
14, Eskin Street, Keswick, CA12 4DQ
Object – we object to the proposed 2 storey extension at the rear of the existing guest house as being overdevelopment of a restricted site area which would have an overbearing impact on adjacent properties. We have no objection in principle to improving the existing single storey accommodation described as substandard but this should not be done in a way which shows complete disregard of neighbouring properties. It is noted that no plans are provided of the existing guest house to show the overall context. The existing mono pitch 3 storey extension at the rear already has a significant overshadowing impact on 16 Eskin Street. We consider a further 2 storey extension for the full length of the site would have an oppressive impact on that property. Similarly, it would have a direct overlooking impact to the rear garden of 12 Eskin Street. We do not consider obscure glazing is sufficient mitigation as this can be easily evaded and creates an unsatisfactory environment in the rooms affected
OBJECT
(Observations submitted under delegated powers 28/03/2024)
- 7/2024/2054 Small kitchen extension 1.74m x 1.84m
25, Rose Terrace, Keswick, CA12 4HD
No comments made
SUPPORT
- 7/2024/2059 Change of use from a guest house to a flexible use as a) a guest house with owner's accommodation or b) holiday letting accommodation c) a dwellinghouse to be used as an only or principal home
37, Eskin Street, Keswick, CA12 4DG
Support/Object- We SUPPORT option a) which we understand is its current use. We OBJECT to option b). We are aware that it has a current planning permission for short term holiday letting use – 7/2023/2189. However we maintain our objection to this option where no on site management is retained for the reasons stated and evidence provided for the Change of Use application at 23 Eskin Street.
We SUPPORT the proposed change to a single dwelling house as an Only or Principle Home on the same condition applied to the permission granted on 18 Eskin Street – 7/2023/2187
SUPPORT/OBJECT
- 7/2024/2064 Demolition of existing conservatory, garage and carport.
Construction of new sunroom, office, utility and porch.
Westcombe, Manor Brow, Keswick, CA12 4AP
No comments made
SUPPORT
- ii) **RECEIVED** update on National Park Planning Decisions.



219. Mayor's Report

RECEIVED details of the Mayor's engagements and meeting attendance for the period 15th March 2024 – 11th April 2024.

220. Reports from Ward Representatives

RECEIVED reports from the following representatives:

- i) Cumberland Council – no report submitted.
- ii) Lake District National Park Authority North Distinctive Area Parishes - **RECEIVED** the report of the LDNPA North Distinctive Area Parishes Representative.

221. Payment of Accounts

RESOLVED that the payment of accounts for April 2024 as approved by the Inspection Committee be authorised for payment (Action - RFO) for:

- i) The Town Council, vouchers 272 – 12, amounting to £35,878.45 (thirty five thousand eight hundred and seventy-eight pounds and forty five pence); and
- ii) The Parks Trusts, vouchers HP235 – FP4, amounting to £82,187.93 (eighty two thousand one hundred eighty seven pounds and ninety three pence)

222. Budget Summary Comparisons as at 31st March 2024

RECEIVED the budget comparisons for the 4th Quarter.

223. Annual Review of Revised Financial Regulations

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

RESOLVED that the changes to the Financial Regulations as set out in the report be approved (Action – RFO).

224. Toilets on Keswick to Threlkeld Trail

Consideration was given to the report of Councillor Dunn.

RESOLVED that Keswick Town Council provide and fund information signs up at the start of the trail at the Keswick end, noting that there are no toilets and informing where the nearest toilets are for people to use before they set off. This funding is to come from the toilets earmarked reserves (Action – Clerk).

225. Future Event – proposed new event in Keswick

RECEIVED the report of Councillor Harwood and Councillor Nelson. Councillor Nelson gave a full update of the plans for the 'Keswick Games', with a planned date of Sunday 18 August 2024. This would be delegated to the Events Committee for full planning.

RESOLVED that:

- i) the Town Council support this event;
- ii) preparation of this event be delegated to the Events Committee; and
- iii) £2,000 be released from the Events fund to aid with set up costs for the event (Action – RFO).

226. Clerk's Report

Consideration was given to the report from the Clerk. Councillor Murray gave a further update on issues with flytipping, as well issues with hot tubs in the Back Streets area.

RECEIVED the report of the Clerk.

227. Reports from Representatives on Outside Bodies

- i) Keswick Convention Town Liaison Group – Councillor Nelson gave a brief update.

228. Minutes of Committee Meetings

RECEIVED for information the Minutes of the Events Committee meeting held on 28 March 2024 (pages 9-10).

229. Staffing Committee minutes

RECEIVED for information the Public Minutes of the Staffing Committee meeting held on 7 February 2024 (page 4).

Prior to consideration of the following business, the Chair 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'

230. Staffing Committee minutes

RECEIVED for information the confidential Minutes of the Staffing Committee meeting held on 7 February 2024 (pages 5-6).

The meeting closed at 7.59 pm



Chair

76/5/24

Date