



Lake District
National Park

Development Control Committee: 01 April 2026
Draft Minutes Subject to Committee Approval

Agenda Item: 2

Development Control Committee

MINUTES of a meeting of the Development Control Committee held at the National Park Office, Wayfaring House, Murley Moss Business Park, Kendal at 10.00 am on 4 March 2026.

Present

Mr M Kidd (Chair)	Mr D F Rathbone
Mr P Dixon	Mr C J Southward
Mr R Outhwaite	Mr P Walter
	2 vacancies

Apologies

Mr A Pratt
Mr J Jackson

17/26 Apologies

Apologies were received from Mr Jackson and Mr Pratt.

18/26 Minutes

The Chair explained that an error had occurred at the last Committee whereby a TPO had been recorded incorrectly in the agenda. The minutes had been revised to correct the mistake.

Decided: that the Minutes of the meeting held on 4 February 2026 be confirmed and signed by the Chair.

19/26 Chair's announcements

The Chair announced to the Committee and members of the public that the meeting was being livestreamed and that a digital recording of the meeting would be made.

20/26 Declarations of interest

There were no declarations of a registrable interest or disclosable pecuniary interest relating to any of the business of the Committee.

Mr Outhwaite informed Members that, as a Member of Ennerdale Parish Council, he had been present at the meeting when Planning Application 7/2025/4019 was discussed and would be abstaining from the vote.

Mr Walter made Members aware, in relation to Planning Application 7/2025/2221, that he knew the applicant as they were both members of the Keswick Tourist Association.

21/26 Questions

There were no questions relating to the business of the Committee.

22/26 Public participation

There were no questions, petitions or deputations of a general nature relating to the business of the Committee.

23/26 Site inspections

The Head of Development Management informed Members that there were no proposals for site inspections.

24/26 Planning applications with public speaking

In accordance with the Authority's Policy for Public Attendance and Speaking at Committee Meetings, the public participated at this stage in the meeting. Details of those attending in respect of specific applications are set out in Annex 1 to these minutes.

25/26 Schedule of planning applications

The Committee considered planning applications and reached decisions as listed in the schedule.

7/2025/2151

Robin Hood Farm, Bassenthwaite, Keswick

Site for dwelling - variation of condition 3 (agricultural worker) of planning permission 7/1988/2078 to local occupancy

A recommendation was made to defer discussion of this application, to which Members agreed.

7/2025/2221

Laurel Bank, Penrith Road, Keswick

Change of use of guesthouse to a mixed use of guesthouse, holiday let or residential home

Motion to approve the application including all report conditions and additional conditions concerning the retention of the current parking area for that purpose and to prevent siting of any hot tub, canopy / cover / or permanent or semi-permanent moveable structure of any on the land to the rear Laurel Bank without planning application.

Proposed by Mr Outhwaite

Seconded by Mr Southward

Members in favour of motion: 5

[Mr Dixon had arrived after the commencement of the item and thus, was unable to vote]

Decided: Approved with conditions

7/2025/2236

Rivington, Vicarage Hill, Keswick

Two storey extension, dormer addition to front roof and installation of pv panels to rear roof

Motion to approve the application with conditions

Proposed by Mr Dixon

Seconded by Mr Southward

Members were unanimously in favour of the motion

Decided: Approved with conditions

7/2025/4019

Beckfoot Farm, Ennerdale

Erection of two polytunnels to support small scale tree and flower cultivation for local use

Motion to approve the application with conditions.

Proposed by Mr Rathbone

Seconded by Mr Walter

Members in favour of motion: 5

Abstentions: 1

Decided: Approved with conditions

The meeting was adjourned for a six-minute break at 10:58 and reconvened at 11:04.

7/2025/5641

Site at High Green, Troutbeck, Windermere

Demolition of existing agricultural buildings and erection of one local occupancy dwelling

Motion to approve the application with all report conditions and three additional conditions proposed by Members: the restriction of permitted development; a more detailed construction method statement; and an external lighting condition.

Proposed by Mr Dixon

Seconded by Mr Walter

Members in favour of motion: 4

Members against the motion: 1

Abstentions: 1

Decided: Approved with conditions

The meeting was adjourned for a three-minute break at 12:10 and reconvened at 12:13.

7/2025/5706

The Brow, Annexe, Station Road, Coniston

Change of use from a 2 bed Annexe to main house to a 2 bedroom, single unit, short term holiday let

Motion to approve the application with conditions

Proposed by Mr Outhwaite

Seconded by Mr Southward

Members in favour of motion: 5

Abstentions: 1

Decided: Approved with conditions

7/2025/2209

Threlkeld Station Site, Threlkeld

Installation of additional solar photovoltaic array on two south-facing roofs, plus associated trenching works to connect to electricity shed

Motion to approve the application with conditions

Proposed by Mr Outhwaite

Seconded by Mr Rathbone

Members were unanimously in favour of the motion

Decided: Approved with conditions

7/2025/5674

22, Fisherbeck Park, Ambleside

Demolition of existing garage. New extension and alterations to existing dwelling

Motion to approve the application with conditions

Proposed by Mr Southward

Seconded by Mr Outhwaite

Members were unanimously in favour of the motion

Decided: Approved with conditions

26/26 Delegated planning applications

Decided: to accept the report of the Head of Development Management.

27/26 Delegated compliance matters

Decided: to accept the report of the Head of Development Management.

28/26 Consultation responses

Responses to neighbouring authorities

Decided: to note the following external consultations:

7/2025/E0216

Westmorland and Furness Council

Development: Install fixed line broadband apparatus - internal 20m 1 external hole/non concrete hole trunking-3m

Site: Old Windebrowe, Keswick, Cumbria, CA12 4NT

No Comments

7/2026/E0005

Westmorland and Furness Council

Development: Retrospective change of use of land for the storage of clean inert construction materials, with ancillary temporary processing of materials using mobile plant

Site: Land at the Sidings, Tebay, Penrith, Cumbria, CA10 3XR

No Comments

7/2026/E0011

Westmorland and Furness Council

Development: Demolition of redundant industrial building and construction of Class B2 industrial building and roof water drainage system

Site: Quarry Garage, Stainton, Penrith, CA11 0EB

No Comments

7/2026/E0012

Westmorland and Furness Council

Development: Application for outline planning permission (with all matters reserved) for an employment development, comprising Storage & Distribution (Use Class B8) and Industrial (Use Classes B2 and E(g)(iii)) uses with supporting Food and Beverage (Use Class E(b)), and associated landscaping, highway works, cycleway and footpath linkages and other ancillary infrastructure

Site: Land near Meadowbank, Meadowbank Business Park, Shap Road, Kendal, LA9 6NY

No Comments

7/2026/E0014

Westmorland and Furness Council

Development: Installation of a new surface water drainage system, comprising a new proposed surface water network and discharge to nearby watercourse

Site: Plantation Filling Station, Plantation Bridge, Kendal, LA8 9JA

No Comments

29/26 Appeals lodged

Decided: to note that the following appeals had been lodged:

7/2025/2097

Development: Conversion of an existing car park to form an external customer and landscaped area – variation of condition 4 (external opening hours) on planning permission

7/2021/2348

Site: 2-6 The Chief Justice of the Common Pleas, Bank Street, Keswick, CA12 5JY

7/2025/3055

Development: The change of use of the land from agricultural to the keeping of horses with associated operational development consisting of two stables (retrospective)

Site: Land at Rosgill, Shap, CA10 2QX

7/2025/5086

Development: Erection of five new dwellings and associated infrastructure and landscaping, in association with outline permission 7/2021/5689

Site: St Annes Elleray School, Windermere, LA23 1AP

30/26 Appeals decided

Decided: to note that the following appeals had been decided:

7/2024/5031

Development: Erection of building containing 8 bedsit units and communal kitchen/lounge, for occupation by people working locally

Site: Land off Lake Road, Ambleside, Cumbria,

DISMISSED

Delegated Decision

31/26 Tree Preservation Orders confirmed

Decided: to note that the following Tree Preservation Orders have been confirmed:

TPO 489

Hillward, Windermere

A final discussion was instigated by Mr Walter regarding the new LDNPA report formatting, with particular reference to the Schedule of Applications. It was agreed that DMST would produce a document that contained both types of formatting.

(The meeting concluded at 12:44)

Annex 1:

Public participation: Development Control Committee – 4 March 2026

Planning ref. number	Planning application site	Name of person speaking
7/2025/2221 3	Laurel Bank, Penrith Road, Keswick	Cllr S Harwood (Objector – Town Council)
		Mr G Lovatt (Applicant)
7/2025/2236 4	Rivington Vicarage Hill Keswick	Mr C Reeve (Applicant – available for questions)
7/2025/4019 5	Beckfoot Farm, Ennerdale	Mrs Rachel Oakley (Applicant)
		Mr R Pearse (Available for questions)
7/2025/5641 6	Site at High Green, Troutbeck, Windermere	Mrs T Donson (Objector)
		Mr Frain (Applicant) Miss Lindblom (Agent)
7/2025/5706 8	The Brow, Annexe, Station Road, Coniston	Mrs J Taylor (Applicant – available for questions)

7/2025/2209	Threlkeld Station	
2	Site, Threlkeld, Cumbria, CA12 4TT	Mr M Sleath (Applicant)