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 2 June 2026.

Present

Mr M Kidd (Chair)
Ms J Boak
Mr P Dixon
Mr J Jackson
Mrs J Lancaster
Mr R Outhwaite
Mr D F Rathbone
Mr C J Southward
Mr P Walter

No Apologies Received

Mr A Pratt

45/26 Apologies

No apologies were received.

46/26 Minutes

Decided: that the Minutes of the meeting held on 1 April 2026 be confirmed and signed by the Chair.

47/26 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.

48/26 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 Kidd made Members aware that he was the Chair of Staveley Parish Council but that he did not take part in planning discussions and had no personal interest in Planning Application 7/2026/5186.

49/26 Questions

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

50/26 Public participation

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

51/26 Site inspections

The Head of Development Management proposed that Members conduct a pre-application site inspection at Belsfield Hotel, Bowness.

Members agreed to the Head of Development Management's proposal.

Decided: to undertake a pre-application site visit to the Belsfield Hotel in Bowness, on a date to be finalised subject to Members' availability.

52/26 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.

53/26 Schedule of planning applications

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

7/2025/2037

Derwent Service Station, Penrith Road, Keswick

Proposed ground floor extension to side of unit creating stockroom to serve the retail space. Demolition of the existing store room (originally a garage) Tarmac floor finish to external with carpark areas.

Motion to approve the application with conditions.

Proposed by Mr Southward

Seconded by Mr Jackson

Members in favour of motion: 8

Members against the motion: 1

Decided: Approved with conditions

7/2026/2025

Grazing field, Portinscale

Change of use of land to mixed use of agriculture and recreation (archery) and associated development comprising two shipping containers, for storage of equipment, composting toilet and an area of hardstanding for parking.

Motion to approve the application with conditions

Proposed by Mr Jackson

Seconded by Mr Southward

Members in favour of motion: 8

Members against the motion: 1

Decided: Approved with conditions

The meeting was adjourned for an 11-minute break at 11:04 and reconvened at 11:15.

7/2026/3033

Another Place, The Lake, Watermillock

Refurbishment of the existing hotel and a new extension (variation of condition 2 (plans) on planning application 7/2016/3063) changes to approved cladding

Motion to approve the application with conditions
Proposed by Mr Dixon
Seconded by Mrs Lancaster
Members in favour of motion: 8
Abstentions: 1

Decided: Approved with conditions

7/2025/4077
Dockray Meadow Caravan Park, Lamplugh
Change of use of land to static caravan site and removal of redundant former reception building and associated site works

Motion to refuse the application
Proposed by Mr Jackson
Seconded by Mr Outhwaite
Members in favour of motion: 8
Abstentions: 1

Decided: Refused

7/2025/5645
Hill Rising, Smithy Lane, Bowness-on-Windermere
Variation of condition 2 (plans) on planning permission 7/2020/5829 for replacement of sub-standard dwellinghouse and garaging with associated hard and soft landscaping, revised scheme

Problems with the slide presentation caused the meeting to be adjourned for a 5-minute break at 12:15. The meeting was reconvened at 12:20.

Motion to approve the application with conditions
Proposed by Mr Dixon
Seconded by Ms Boak
Members were unanimously in favour of the motion

Decided: Approved with conditions

7/2026/5174
Lakeside YMCA, National Centre, Lakeside, Ulverston
Construction of new concrete slipway between the boathouse and jetties

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

7/2026/5186
The Poplars, The Banks, Staveley
Variation of condition 2 (plans) on application 7/2024/5564 - Removal of existing driveway and creation of new driveway

Motion to approve the application with conditions
Proposed by Mr Walter
Seconded by Mrs Lancaster
Members were unanimously in favour of the motion

Decided: Approved with conditions

54/26 Delegated planning applications

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

55/26 **Delegated compliance matters**

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

56/26 **Consultation responses**

Responses to neighbouring authorities

Decided: to note the following external consultations:

7/2026/E0071
Westmorland & Furness Council
Development: Proposed replacement of existing garage with holiday let accommodation
Site: Barton Cottage, Margate Cross, Tirril, Penrith
No Comments

57/26 **Appeals lodged**

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

7/2025/2148
Development: conversion of an agricultural barn to form one dwelling
Site: Emerald Bank Newlands Valley, Keswick

7/2026/2013
Development: Replacement dwelling
Site: Lynwood, Blindcrake, Cockermouth

7/2025/3102
Development: Extend the current extension to a stone outbuilding to provide dining room space for the existing staying guests (maximum 38 people)
Site: Fieldgate, Bampton, Penrith

7/2025/5566
Development: Installation of external spiral staircase
Site: 2 Kirkstone Court, Chapel Hill, Ambleside

7/2025/5592

Development: Use of land as domestic garden for Lama Lodge, Hawkshead

Site: Lama Lodge, Hawkshead, Ambleside

58/26 Appeals decided

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

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 appeal decision APP/Q9495/W/22/3297944 - 09.00-23.00

Site: 2-6 The Chief Justice Of The Common Pleas, Bank Street, Keswick

ALLOWED – conditionally

Delegated Decision

7/2025/4038, 7/2024/4085 & E/2024/0096

Development: Retention of existing fishpond, summerhouse and car port, and change of use of land to garden area

Site: Low Wood Cottage, Wasdale, Seascale

DISMISSED

Committee Decision

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, Cumbria, LA23 1AP

DISMISSED

Delegated Decision

7/2025/5524

Development: Advertisements relating to the business operating on site and events taking place

Site: Low Wood Bay Resort & Spa, Ambleside Road, Windermere

DISMISSED

Delegated Decision

59/26 Tree Preservation Orders made

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

493 – Dove Crag, Windermere

494 – Sheepdog Field, East of Calvert Way, Keswick

495 – Copper Beach Tree, Meadowcroft, Storrs Park

(The meeting concluded at 13:01)

Annex 1:

Public participation: Development Control Committee – 3 June 2026

Planning ref. number	Planning application site	Name of person speaking
7/2025/2037 1	Derwent Service Station Penrith Road Keswick	
		Ms D Smith (Applicant's Representative)
7/2026/2025 2	Grazing Field Portinscale	
		Mr G Dawson (on behalf of the Archers – 3 ½ mins) Ms V Little (Supporter) (Fitz Park & Hope Park Trusts – 1 ½ mins)
7/2026/3033 3	Another Place The Lake Watermillock	
		Mr H Tongue (Agent)
7/2025/4077 4	Dockray Meadow Caravan Park, Lamplugh, Cumbria	Mr R Braithwaite (Objector – Parish Council)
		Mr T Hills (Agent)
7/2025/5645 5	Hill Rising Smithy Lane Bowness on Windermere	Mr W Ellis (Objector)
		Dr O Harman (Applicant)