

Development Control Committee

MINUTES of a meeting of the Development Control Committee held at the National Park Office, Murley Moss, Kendal at 10.00 am on 5 February 2025.

Present

Mr M Kidd (Chairman)

Ms Vicky Hughes

Ms T Hunt MBE

Mr R Outhwaite

Mr A Pratt

Mr D F Rathbone

Mr P Walter

1 vacancy

01/25 Apologies

Apologies were received from Mr J Jackson and Ms L Bulman-Jones

02/25 Minutes

Decided: that the Minutes of the meeting held on 4 December 2024 be confirmed and signed by the Chairman.

03/25 Chairman's Announcements

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

04/25 Declarations of Interest

Mr. R Outhwaite declared a personal interest in relation to item 5, Low Wood Cottage Nether Wasdale Seascale as he was present at a parish meeting meeting where the matter was discussed but confirmed he had no discussions on this matter and would be taking part in discussions on the planning application.

Ms. T. Hunt declared a personal interest in relation to item 7. She advised she was a former Trustee and member of Friends of the Lake District (FoLD). She further confirmed she had no discussions on this matter and would be taking part in discussions on the planning application.

05/25 Public Participation

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

06/25 Site Inspections

Members agreed a site visit to Ullock Moss, Cupboard Field and land between West of Derwentwater, Borrowdale Valley, Portinscale to view planning application 7/2024/2182 for the construction of a new parking scheme, with amenities building at Ullock Moss, a new shuttle bus turning facility at Cupboard Field and a series of measures to the adjacent highway and footpath infrastructure.

Decided: to conduct site inspections on 10:00 Wednesday 12 February 2025

07/25 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.

08/25 Schedule of Planning Applications

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

7/2024/4085 Low Wood Cottage, Nether Wasdale, Seascale
Erection of fish pond; summerhouse and car port and change of use of woodland to garden area – all retrospective

Motion to refuse the application:

Proposed by: Ms. T Hunt

Seconded by: Mr. P Walter

Members in favour of motion: 5

Members against the motion: 2

Decided: Refused

7/2024/5281 Lakeland Gardens, New Road, Windermere
Variation of condition 1 (plans) on reserved matters application 7/2020/5480 (Provision of office and staff welfare buildings, storage shed and associated yardage including composting area, polytunnel, deer stock fence, plant storage areas, horticultural reception building, client parking, hard and soft landscaping) for a

reduction in size of the building, alterations to land levels and removal of culvert

Motion to approve the application with conditions
Proposed by: Ms V Hughes
Seconded by: Mr D Rathbone
Members were unanimously in favour of the motion

Decided: Approved with Conditions

7/2024/5496 Lloyds Motors, South Lakes, Kendal Road, Lindale
Creation of new car storage compound

Motion to refuse

Proposed by: Ms T Hunt
Seconded by: Mr R Outhwaite
Members in favour of motion: 5
Members against the motion: 1
Members who abstained: 1

7/2024/2193 1 Arbor Gardens, Portinscale Village
Construction of garden store/shed adjacent to existing dwelling within land boundary
Motion to approve the application with conditions

Proposed by: Ms V Hughes
Seconded by: Mr A Pratt

Members were unanimously in favour of the motion

Decided: Approved with Conditions

7/2024/2227 Burns Farm Caravan and Campsite, St Johns in the Vale, Keswick
Proposed amendment to design, size and location of shepherd's huts – variation of condition 2 (plans) on planning permission
7/2024/2162

Motion to approve the application with conditions
Proposed by: Ms V Hughes
Seconded by: Ms T Hunt

Members were unanimously in favour of the motion

Decided: Approved with Conditions

7/2024/3136 Birkett Field, Blease Road, Threlkeld
Removal of the outhouse, changes to the partition wall between the bedroom and bathroom and additional minor external and internal works

Motion to approve the application with conditions
Proposed by Ms T Hunt
Seconded by: Ms V Hughes

Members were unanimously in favour of the motion

Decided: Approved with Conditions

7/2024/3137 Birkett Field, Blease Road, Threlkeld
Removal of the outhouse, changes to the partition wall between the bedroom and bathroom and additional minor external and internal works

Motion to grant listed building consent
Proposed by: Ms T Hunt
Seconded by: Mr P Walter
Members in favour of motion:
Members against the motion:

Decided: Granted Listed Building Consent

Decided: Delegated to Head of Development Management to Approve

7/2024/5526 Site at Little Moss, Coniston
New local occupancy dwelling

Motion to approve the application with conditions
Proposed by: Mr R Outhwaite
Seconded by: Mr P Walter
Members were unanimously in favour of the motion

Decided: Approved with Conditions

7/2024/5591 4 Annisgarth Drive, Windermere
Erection of detached garage/office building and installation of new tarmac hard court sports pitch within curtilage of dwelling

Motion to approve the application with conditions
Proposed by: Mr R Outhwaite
Seconded by: Mr P Walter

Members were unanimously in favour of the motion

Decided: Approved with Conditions

7/2024/5593 Anniversary Cottage, Elterwater
Extensions and alterations

Motion to approve the application with conditions
Proposed by: Ms T Hunt
Seconded by: Mr P Walter
Members in favour of motion: 6
Members against the motion: 0
Members abstained: 1

Decided: Approved with Conditions

7/2024/5605 7 Collingwood Close, Coniston
To create a level access from the sun-room with a raised
patio/decking, a new 1.1m balustrade will be provided at the edge
and to raise the height of the fence to approximately 2m above the
new patio/decked area

Recommendation to defer a decision upon the application pending
further submissions.

Members were unanimously in favour of deferring the hearing of this
application.

Decided: Deferred

09/25 **Delegated Planning Applications**

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

10/25 **Delegated Compliance Matters**

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

11/25 **Consultation Responses**

Responses to neighbouring authorities

Decided: to note the following external consultations:

PL0223

Westmorland & Furness Council
Premises licence

Mere Local Store
30 Main Road
Windermere
LA23 1DY
No comments

PL(N)037462
Westmorland & Furness Council
Premises licence
Lane Head Farm
Troutbeck
Penrith
CA11 0SY
No comments

PL(A)040617
Westmorland & Furness Council
Premises licence
Domino's Pizza
Lakes Road
Bowness on Windermere
LA23 3DE
No comments

7/2024/5699 and CMD 0445781
Westmorland and Furness Council
Premises licence
The Giggling Goose
North Road
Ambleside
LA22 9DT

Cumberland Council
Premises licence
Highfield hotel
The Heads
Keswick
CA12 5ER
No comments

OFWAT
New appointments and variations
Field located between Loughrigg Park and Borrans Road
Ambleside
LA22 0EW
No comments

Westmorland & Furness Council
Premises licensing – Cumulative Impact Assessment for
Bowness-on-Windermere consultation
Comments provided about recent planning application decisions
Relating to licenced premises

12/25 Appeals Lodged

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

- 7/2023/2273 Agricultural workers dwelling
Land at North Row, Bassenthwaite
- 7/2024/5156 Demolition of existing garage and lean-to. Erection of two
storey detached dwelling and garages
1 Oakland, Carriage Drive, Windermere

13/25 Appeals Decided

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

- E/2020/0325 Alleged static caravan in field
Field next to Old Beckstones, Grizebeck, Kirkby-in-Furness
DISMISSED - Enforcement Notice upheld
- 7/2024/2016 Erection of a privacy fence between 4 Browfoot and Glenburn
4 Browfoot, Keswick
ALLOWED – Conditionally
Committee decision
- 7/2023/3166 Erection of 2 residential units to include associated parking
and access, following withdrawal of application ref
7/2023/3085 (Outline)
Land at Penruddock
DISMISSED
Delegated decision
- 7/2023/4081 Development: Install 14 ground-mounted 410 W solar panels
on land adjacent to the main house and barns. Install 6 kW
wind turbine in field to the east of the main house. Electrical
and building works required for the above
Laverock How, Ponsonby, Seascale
SPLIT DECISION
Delegated decision
- 7/2023/5670 Creation of access and farm track (retrospective)
Bankend Farm, Torver, Coniston
ALLOWED – Conditionally
Delegated decision
- 7/2024/5016 Creation of two separate dwellings - remove condition 6 on
planning permission 7/2023/5617 requiring 30% of the
operational energy through decentralised, district heating and,
renewable and low-carbon energy sources
7 Brantfell Walk, Bowness on Windermere
DISMISSED
Delegated decision

14/25 **Tree Preservation Orders Confirmed**

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

TPO No 477 Land at Cockshot Point, Windermere
TPO No 478 Land at Allen's House, Hawkshead Hill

The meeting finished at 12:41

Annex 1:

Public Participation: Development Control Committee – 5 February 2025

Planning Ref. Number	Planning Application Site	Name of Person Speaking
7/2024/4085 5	Low Wood Cottage Nether Wasdale Seascale CA20 1ET	Mr Glen Race (Applicant)
7/2024/5281 6	Lakeland Gardens New Road Windermere LA23 2LA	Mr Harry Tonge (Agent) – Answered questions only.
7/2024/5496 7	Lloyd Motors South Lakes, Kendal Road Lindale Grange Over Sands LA11 6QR	Mr Andrew Robinson (Applicant) Answered questions only.