



Lake District National Park

Authority: 25 June 2025

Agenda item: 13di

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 March 2025.

Present

Mr M Kidd (Chair)

Ms V Hughes

Ms T Hunt MBE

Mr J Jackson

Mr R Outhwaite

Mr A Pratt

Mr D F Rathbone

Mr P Walter

1 vacancy

No Apologies Received

Mrs L Jones-Bulman

15/25 Apologies

There were no apologies received.

16/25 Minutes

Decided: that the Minutes of the meeting held on 5 February 2025 be confirmed and signed by the Chair.

17/25 Chairman's Announcements

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

18/25 Declarations of Interest

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

Ms T Hunt declared a personal interest in planning application 7/2023/2286. She advised that she was a former Trustee and member of Friends of the Lake District (FoLD). She further confirmed she had had no discussions on this matter and would be taking part in discussions on the planning application.

19/25 **Public Participation**

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

20/25 **Site Inspections**

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

Members did not propose any site visits.

21/25 **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.

22/25 **Schedule of Planning Applications**

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

7/2023/2286 Honister Slate Mine, Honister Pass, Keswick

Motion to approve the application with two additional conditions
Proposed by: Mr A Pratt
Seconded by: Mr J Jackson
Members were unanimously in favour of the motion

Decided: Approved with conditions

The meeting was adjourned for a five-minute break at 11:15 and reconvened at 11:20.

7/2024/5550 Bryers Cottage, Far Sawrey, Ambleside
Erection of dwelling and associated infrastructure following
demolition of existing dwelling

Motion to approve the application with conditions
Proposed by: Ms V Hughes
Seconded by Mr J Jackson (subject to condition 9 being amended
to require a sample of roofing slate is provided and approved prior
to its application to the development permitted)
Members in favour of motion: 7
Members against the motion: 1

Decided: Approved with conditions

7/2024/5605 7 Collingwood Close, Coniston
To create a level access from the sunroom 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

Motion to approve the application with conditions
Proposed by: Ms T Hunt
Seconded by: Mr J Jackson
Members were unanimously in favour of the motion

Decided: Approved with conditions

7/2024/2245 Roodlands, Portinscale, Keswick
Construction of a garden store building, garden enclosure wall and new front roadside boundary walls

Motion to refuse the application of the proposed wall and outbuilding in combination, because their height, position and appearance would be perceived as unduly imposing and dominant, causing harm to the character and appearance of the area and streetscene, failing to reinforce the importance of local character, contrary to relevant policies.

Proposed by Ms T Hunt
Seconded by Mr P Walter
Members in favour of motion: 6
Members against the motion: 2

Decided: Refused

7/2024/2258 Rowling End, Newlands
Approval of details reserved by condition 3 (external lighting) on planning application 7/2023/2040 for Change of use of part field to domestic garden. Soft and hard landscaping works, including the formation of new car parking area to serve the houses and the provision of four hot tubs

Motion to approve the application unconditionally
Proposed by: Mr J Jackson
Seconded by: Ms T Hunt
Members were unanimously in favour of the motion

Decided: Approved unconditionally

7/2024/2259 Braithwaite New Farm, Braithwaite
Siting of 4no. seasonal tents including timber decks, 4no.
motorhome pitches, a shepherd's hut and washroom facilities and
drainage system (amended scheme following approval ref.
7/2024/2056)

Motion to approve the application with conditions
Proposed by: Ms T Hunt with to the definition of short-term holiday
letting in condition 5 to specify a maximum period of occupation by
any one individual, family or group not exceeding 35 days in any
calendar year
Seconded by Mr P Walter
Members were unanimously in favour of the motion

Decided: Approved with conditions

7/2025/3001 Hartsop Fold Caravan Park, Cross Gate, Hartsop
Conversion of stone laundry and stores building to
owners/managers residential accommodation with occupancy tied to
the business or a local person - variation of condition 3 (occupancy)
of planning permission 7/2018/3111 to allow use as a short-term
holiday let.)

Motion to approve the application with conditions
Proposed by: Mr R Outhwaite
Seconded by: Ms T Hunt
Members in favour of motion: 6
Members against the motion: 2

Decided: Approved with conditions

Meeting was adjourned at for a five-minute break at 12:50.

Mr. D Rathbone gave apologies for absence for the remainder of the meeting.

Meeting reconvened at 12:56

7/2024/5524 White Lodge Hotel, Lake Road, Windermere
Development of five local occupancy houses as an alternative
scheme to the hotel extension permitted under planning permission
reference 7/2021/5279 including alterations to the permitted building

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

7/2024/5633 Howbeck, Grasmere, Ambleside
Refurbishment and first floor extension to an existing dwelling,
removal of an existing conservatory, a new detached annex within
the garden and associated driveway improvements

Motion to refuse the application for two reasons:

- the application failed to demonstrate that the proposed annexe would not give rise to unacceptable and harmful increases in flood risk
- the proposed annexe because would be an incongruous incursion into the undeveloped garden area to the front of the existing dwellings, at odds with the established settlement form locally, and resulting in unacceptable harm to the character and appearance of the area

Proposed by Ms V Hughes

Seconded by Mr J Jackson

Members in favour of motion: 4

Members against the motion: 3

Decided: Refused

23/25 Delegated Planning Applications

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

24/25 Delegated Compliance Matters

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

Consultation Responses

25/25 Responses to neighbouring authorities

Decided: to note the following external consultations:

7/2024/E0167 Westmorland & Furness Council

Lake District National Park Authority

Part demolition, redevelopment and expansion of existing facilities
Westmorland Motorway Services West
Tebay
CA10 3SB
No comments

7/2024/E0168 Westmorland & Furness Council
Reconfiguration and expansion of existing car park and service yard,
extension of existing facilities building
Westmorland Motorway Services West
Tebay
CA10 3SB
No comments

7/2024/E0169 Westmorland & Furness Council
Installation of solar development
Land north of and within Westmorland Motorway Services West
Tebay
CA10 3SB
No objection

7/2025/E0006 Westmorland & Furness Council
S73 application to amend conditions on 2/14/9006 to extend the time
period for mineral operations
Moota Quarry
Moota
Cockermouth
CA13 0QE
No comments

7/2025/E0009 Westmorland & Furness Council
Temporary permission for 40 years for proposed change of use
agricultural land to mixed use of agricultural land and siting of solar
farm, battery energy storage system, access improvements and
ancillary development including ecological enhancements
Land East of M6 motorway
Shap
CA10 3LG
No objection

- **Appeals**

26/25 Appeals Decided

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

7/2023/4057 Change of use and the conversion of an existing construction
workshop/storage facility to form a single dwelling

Construction workshop adjacent Wellbank Cottage, Bootle Station
DISMISSED
Delegated Decision

7/2024/2102 Replacement of existing timber sash and casement windows with uPVC windows in 'heritage' Georgian styles reproducing the appearance of the existing windows in keeping with the setting in Keswick Conservation Area
Greta Lodge, Southey Hill, Keswick
DISMISSED
Delegated Decision

7/2024/5076 The erection of up to 5 no dwellings with associated infrastructure and ancillary facilities in Outline with Access defined
Bordriggs Farm, Kendal Road, Bowness on Windermere
DISMISSED
Delegated Decision

E/2017/0177 Alleged change of use of land to commercial air strip
Field to west of Croft House, Berrier, Penrith
ALLOWED - Enforcement Notice quashed

E/2019/0297 Alleged use of caravan as separate residential unit
River House Lodge, The River House, Clappersgate, Ambleside
ALLOWED - Enforcement Notice quashed, costs allowed

E/2021/0037 Alleged alterations to building - conversion to dwelling
Outbuildings at Half Way House, Clappersgate, Ambleside
DISMISSED - Enforcement Notice upheld

27/25 Tree Preservation Orders Confirmed

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

TPO No 479 Land at White Gates, Windermere
TPO No 480 Woodland at Derwent Bank Crescent, Portinscale

(The meeting concluded at 13:31)

Annex 1:**Public Participation: Development Control Committee – 5 March 2025**

Planning Ref. Number	Planning Application Site	Name of Person Speaking
7/2023/2286 1	Honister Slate Mine, Honister Pass, Keswick, CA12 5XN	Mr Prentice Weir (Applicant) Ms Julie Diamond (Agent)
7/2024/5550 7	Bryers Cottage, Far Sawrey, Ambleside, LA22 0LW	Mr Bob Brady (Applicant) – available to answer questions Mr Marco De Pol (Agent) – available to answer questions
7/2024/5605/ 8	7 Collingwood Close, Coniston, LA21 8DZ	Mr David Jackson (Objector) Mrs Lucy Meardon (Applicant)