

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 2 April 2025.

Present

Mr M Kidd (Chair)

Mr P Dixon

Ms V Hughes

Mr J Jackson

Mr R Outhwaite

Mr D F Rathbone

Mr P Walter

Apologies

Ms T Hunt MBE

Mr A Pratt

Mrs L Jones-Bulman

28/25 Apologies

Apologies were received from Ms T Hunt, Mrs L Jones-Bulman and Mr A Pratt.

29/25 Minutes

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

30/25 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.

The Chair welcomed Mr P Dixon to his first meeting as a member of the Development Control Committee.

31/25 Declarations of Interest

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

The Chair provided information that his Parish Council included the area in planning application 7/2025/5065.

32/25 Public Participation

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

33/25 Site Inspections

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

34/25 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.

35/25 Schedule of Planning Applications

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

7/2024/3107 Land at Church Croft, Pooley Bridge
Outline planning for residential development

Members agreed with the Area Planner's recommendation subject to an additional condition whereby land levels would need to be approved.

Motion to delegate to Head of Development Management to approve subject to conditions and a planning obligation securing off-site nutrient neutrality mitigation.

Proposed by Mr J Jackson

Seconded by Mr P Walter

Members were unanimously in favour of motion:

Decided: Delegated to Head of Development Management to approve subject to conditions and a planning obligation securing off-site nutrient neutrality mitigation

Ms V Hughes arrived at 10:36 and the meeting was adjourned for a five-minute break. The meeting reconvened at 10:41.

7/2025/3004 Maiden Castle, Watermillock, Penrith
Proposed development of 3 holiday pods

Motion to delegate to approve subject to all discussed conditions.

Proposed by Mr J Jackson

Seconded by Mr D Rathbone

Members in favour of motion: 5

Abstention: 1

Decided: Delegated to approve subject to discussed conditions

Mr P Dixon left the meeting at 11:00.

7/2023/5398 Ambleside Tap Yard, Rydal Road, Ambleside
Installation of plant and equipment (Retrospective)

Motion to refuse the application based on factors such as unit noise, dominance, utilitarian appearance and failure to ensure or enhance the Conservation Area.

Proposed by Mr R Outhwaite
Seconded by Mr J Jackson
Members in favour of motion: 4
Members against the motion: 1
Abstentions: 1

Decided: Refused

The meeting was adjourned at 11:55 for a five-minute break and reconvened at 12:00.

7/2025/5065 Land East of Ashes Lane, Nether Staveley, Kendal
Erection of livestock building

Motion to delegate to Head of Development Management to determine following expiry of consultation period.

Proposed by Mr J Jackson
Seconded by Mr R Outhwaite
Members were unanimously in favour of motion:

Decided: Delegated to Head of Development Management to determine following expiry of consultation period.

7/2025/2008 Emerald Bank, Newlands, Keswick
Amendment to agreed scheme for garage together with retention of single garage (retrospective)

Motion to approve the application with conditions
Proposed by Mr J Jackson
Seconded by Ms V Hughes
Members in favour of motion: 4
Members against the motion: 1
Abstentions: 1

Decided: Approved with conditions

36/25 Delegated Planning Applications

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

37/25 Delegated Compliance Matters

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

38/25 Consultation Responses

Responses to neighbouring authorities

Decided: to note the following external consultations:

7/2025/E0018 Cumberland Council

High Close Quarry, High Close Farm, Plumbland, Aspatria, Wigton
New vehicular access to quarry
No comments

39/25 Appeals Decided

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

E/2020/0194 Development: EN served 10 May 2023 Alleged unauthorised works including shipping containers
Site: Bretherdale Woodland, Greenholme, Penrith, CA10 3TE
DISMISSED – Enforcement Notice upheld with variation

E/2021/0033 Development: Alleged unauthorised works
A Site: The Crafty Baa, 21 Victoria Street, Windermere, LA23 1AB
DISMISSED - Enforcement Notice upheld with variation

E/2021/0033 Development: Alleged unauthorised works
B Site: The Crafty Baa, 21 Victoria Street, Windermere, LA23 1AB
DISMISSED – Enforcement Notice upheld and planning permission refused

7/2023/2235 Development: Change of use from B&B (C1) to holiday let (C3)
Site: 23 Eskin Street, Keswick, CA12 4DQ
DISMISSED
Development Control Committee

7/2024/2002 Development: Replace 1 sash window in lower hallway (retrospective)
Site: Shelley Cottage, Chestnut Hill, Keswick, CA12 4LS
DISMISSED
Delegated decision

7/2024/2139 Development: Erection of two storey timber porch

Site: The Coach House, Uldale, Wigton, CA7 1HA
DISMISSED
Delegated decision

7/2024/5156 Development: Demolition of existing garage and lean-to.
Erection of two storey detached dwelling and garages
Site: 1 Oakland, Carriage Drive, Windermere, LA23 1SA
Decision: DISMISSED
Delegated Decision

40/25 **Tree Preservation Orders Made**

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

TPO No 481 Land at Yewbarrow Hall, Longsleddale
TPO No 482 Woodland at Low Wood Cottage, Nether Wasdale
TPO No 483 Land at Stoneleigh, Gosforth

Members expressed their gratitude to the planning team for their hard work.

(The meeting finished at 13:13)

Annex 1:

Public Participation: Development Control Committee – 2 April 2025

Planning Ref. Number	Planning Application Site	Name of Person Speaking
7/2024/3107 2	Land at Church Croft, Pooley Bridge, CA10 2NL	Mr C Garner (Objector)
		Mrs K Bellwood (Applicant’s Representative)
7/2025/3004 3	Maiden Castle, Watermillock, Penrith, CA11 0LT	Mrs Harrison (Applicant)
7/2023/5398 4	Ambleside Tap Yard Rydal Road Ambleside LA22 9AN	Dr S Strachan (Objector)
		Mr H Tonge (Agent)
7/2025/5065 5	Land east of Ashes Lane, Nether Staveley, Kendal	Mr N Truch (Objector)
		Mr A Peacock (Applicant)