

DEVELOPMENT CONTROL COMMITTEE – 4 JUNE 2025

PLANNING APPLICATIONS APPROVED BY THE HEAD OF DEVELOPMENT MANAGEMENT ACTING UNDER DELEGATED AUTHORITY

If Members wish to raise an issue with any of the following items please contact the Head of Development Management before Committee

CUMBERLAND

7/2023/2151 Full Planning application
Green Farm, Bassenthwaite, Keswick, CA12 4QP
Proposed local needs dwelling (1 no. barn conversion)

7/2024/2264 Full Planning application
Oakbank Barn, Loweswater, Cockermouth, CA13 0RR
Inclusion of porch on barn, add solar PV, workshop & polytunnel

7/2025/2020 Listed Building Consent application
Lanefoot Farm, Thornthwaite, Keswick, CA12 5RZ
Re-roof the property

7/2025/2030 Full Planning application
East Barn, Stanger, Cockermouth, Cumbria, CA13 9TS
Replacement of septic tank with treatment plant

7/2025/2034 Full Planning application
Clay Gap, Caldbeck, Wigton, CA7 8HJ
Construction of domestic garage and garden studio building and installation of solar panels on existing dwelling and garage/garden studio

7/2025/2036 CLPUD - Certificate of Lawfulness of Proposed Use or Development
Low Swinside Barn, From Theu2199 To The End Of The Road At Swinside, High Lorton, Cumberland, CA13 9UB
Use of ground floor bedroom in dwelling as sleeping accommodation for paying guests consisting of bedroom and en-suite with no separate cooking facilities.

7/2025/2038 Full Planning application
The Wath, Caldbeck, Wigton, CA7 8EY
Erection of a silage pit

7/2025/2042 Notice of Intention (Telecoms, Q6g)
Keswick Rugby Club, Davidson Park, Crow Park Road, Keswick, CA12 5EG
Proposed installation of a radio base station comprising of a 24m high swan lattice tower, the installation of 6no antennas, the installation of 1no dish, 5no cabinets, and ancillary development thereto

7/2025/2043 Full Planning application
Bridge End Barn, Caldbeck, Wigton, CA7 8EW
Change the softwood window with uPVC window to match the oak windows in the existing extension

7/2025/2044 Listed Building Consent application
Grecian House, Sunderland, Cockermouth, CA13 9SS
Replace existing 5 off single glazed Georgian style sliding sash windows with equivalent double glazed sliding sash windows.

7/2025/2047 Full Planning application
Fieldside Lodge, Eleventrees, Keswick, Cumbria, CA12 4RN
Extension of house to add living area, bedroom & garage

7/2025/2048 Full Planning application
Rotherwood, Portinscale, Keswick, CA12 5RF
Extension of bungalow to add bedroom, porch and external shelter.

7/2025/2051 S73 (Amend/Delete Condition)
24, Ratcliffe Place, Keswick, CA12 4DZ
Conversion of garage to provide a one-bed local occupancy unit - Variation of conditions No. 2 (Plans) & No. 4 (Windows, Doors, Slate, Stone, finish appearance) on planning permission 7/2021/2271

7/2025/2054 Full Planning application
Squirrel Lodge, 43, Eskin Street, Keswick, Cumbria, CA12 4DG
Change of use from a Self-Catering Holiday Let to flexible use as either a Self-Catering Holiday Let, or C3 residential use (Dwellinghouse), as a primary residence/Principal Home

7/2025/2055 Full Planning application
The Paddock, Wordsworth Street, Keswick, CA12 4HU
Change of use from a Self-Catering Holiday Let to flexible use as either a Self-Catering Holiday Let, or C3 residential use (Dwellinghouse), as a primary residence/Principal Home

7/2025/2058 Full Planning application
51, Blencathra Street, Keswick, CA12 4HX
Construction of a single storey rear extension

7/2024/4093 Full Planning application
Land Adjacent Foldgate Farm, Corney, Millom, LA19 5TN
Construction of an agricultural building for livestock, machinery and farming materials

7/2025/4015 Full Planning application
The Ennerdale Centre, The Gather, Ennerdale, Cleator, CA23 3AR
Remodelling and Regularisation of Use

7/2025/4017 Full Planning application
Chapelton, Irton, Holmrook, CA19 1TD
Removal of existing front projection tile hanging, and existing roof covering and the construction of a single storey front, side, and rear extension to an existing dwelling with internal and external alterations including new tiled roof throughout

7/2025/4018 Listed Building Consent application
Hall Santon, Santon, Holmrook, CA19 1UU
Various works to listed farmhouse

7/2025/4021 Full Planning application
Moor Green Farm, Whitbeck, Millom, LA19 5UP
Siting of two number water butts for rainwater harvesting

7/2025/4025 Full Planning application
Flass Cottage, Wasdale, Seascale, CA20 1ET
Proposed single storey extension to the side and rear of the property including minor relocation of the oil tank

7/2025/4026 Full Planning application
Gosforth Gate, Gosforth, Cumbria, CA20 1AN
Application for siting an InPost Parcel Locker

RC/2025/0010 Temporary Recreational Campsites
Eastwaite Farm, Wasdale, Seascale, Cumbria, CA20 1ET
60 day temporary recreational campsite

T/2025/0061 5 Day Notice (TPO or Conservation Area)
Carleton Hall, Carleton, Holmrook, CA19 1YX
Crown reduction 1x Horse Chestnut tree on the boundary with neighbour; Fell to ground level 1x Horse Chestnut with honey fungus; Crown reduction dieback in crown of 1x Cherry overhanging the driveway; Crown reduction of overextended portion of the crown on 1x Oak tree on field boundary; Fell to ground 1x Sycamore tree with extensive decay; Fell to ground 1x Sycamore tree with root heave; Fell to ground multiple Ash trees with Ash Dieback

WESTMORLAND & FURNESS

7/2023/3135 Full Planning application
Greaves Farm, Dacre, CA11 0LU
Conversion of former farmhouse into a dwelling

7/2024/3118 Full Planning application
Conifers, Pooley Bridge, Penrith, CA11 0LL
Proposed replacement dwelling

7/2024/3151 S73 (Amend/Delete Condition)
Eastward Farm, Bampton, Penrith, CA10 2RJ
Conversion and alterations of attached barns to provide additional living accommodation for the farmhouse. Internal and external renovations and alterations to farmhouse. Construction of new detached pool building following the demolition of existing modern farm buildings, resubmission following withdrawal of application 7/2022/3031 – variation of condition 2 (plans) of planning permission 7/2023/3005

7/2024/3152 S73 (Amend/Delete Condition)
Eastward Farm, Bampton, Penrith, CA10 2RJ

Conversion and alterations of attached barns to provide additional living accommodation for the farmhouse. Internal and external renovations and alterations to farmhouse. Construction of new detached pool building following the demolition of existing modern farm buildings, resubmission following withdrawal of application 7/2022/3032 - variation of condition 2 (plans) of planning permission 7/2023/3006

7/2025/3018 Full Planning application
Emmers Farm, Thackthwaite, Penrith, CA11 0NA
Relocation of timber framed garage

7/2024/5581 Full Planning application
Former Little Chef Building and Site, A590 westbound, Witherslack, Grange over Sands, LA11 6RJ

Extension of the existing building to provide a drive thru Coffee Shop (Use Class E(b)) with the provision of outside seating areas, a drive thru lane, car parking including accessible spaces, 8 Electric Vehicle charging points, landscaping and associated works

7/2024/5589 Full Planning application
Stony Dale Coach House, Field Broughton, Grange-Over-Sands, LA11 6HN
Use of Groom Cottage as a dwellinghouse subject to a local occupancy restriction and use of Stony Dale Coach House as an unfettered dwellinghouse in lieu of the uses permitted by planning permission reference 7/2019/5167

7/2025/5006 Full Planning application
2, Wansfell Bank, Ambleside, LA22 0AX
Proposed patio doors and proposed balcony

7/2025/5036 S73 (Amend/Delete Condition)
Broad Hawes, Colton, Ulverston, LA12 8HD
Variation of condition 4 (external walls) of planning permission 7/2020/5701 variation to render finish - ground floor single storey side extension and detached double garage with associated landscaping

7/2025/5045 Full Planning application
The Coach House, The Garth & Lake View Lodge, Lyth Valley Road, Windermere, LA23 3JP
New package treatment plant for The Coach House. The Garth & Lake View Lodge to have pipework rerouted and connection to new package treatment plant.

7/2025/5075 Full Planning application
Crooked Birch, Subberthwaite, Ulverston, Cumbria, LA12 8EP
Agricultural building for storage of agricultural equipment, animal feeds and lambing area

7/2025/5089 Full Planning application
Beckside, Rayrigg Road, Windermere, LA23 1EY
Proposed single storey extension & garage conversion to form annexed accommodation.

7/2025/5090 Notice of Intention (Agricultural, Q6g)
Land at Holbeck Lane, Ambleside, Cumbria, LA23 1LE
Portal framed general purpose agricultural building

7/2025/5093 CLEUD - Certificate of Lawfulness of Existing Use or Development
Land at Meadowcroft, Storrs Park, Windermere, LA23 3JG
Implementation of planning permission ref: 7/2022/5346 - Four detached dwellinghouses

7/2025/5095 Full Planning application
Land to south of Lake View, Bowness on Windermere, LA23 3JH
Construction of shed for storage and changing

7/2025/5099 Full Planning application
Cumbria Tourism, Windermere Road, Staveley, Cumbria, LA8 9PL
Installation of roof mounted solar panels on southern (rear) elevation of offices

7/2025/5101 Full Planning application
16, Main Road, Windermere, LA23 1DY
External alterations - removal of skylight, removal of stairs, new stairs for fire escape, new doors and new balcony.

7/2025/5102 Full Planning application
Broad Hawes, Colton, Ulverston, LA12 8HD
To install stand alone ground level mounted solar panels located behind outbuildings in rear garden area. 10 panels approximately 1722mm x 1134mm x 30mm in size arranged in five arrays (5 x 2) mounted on proprietary metal support frames with access between and around. This installation will supplement the electricity supply for the existing heat pump installed in the property

7/2025/5115 Full Planning application
Fellcroft, Kendal Road, Bowness-On-Windermere, Windermere, LA23 3FB
Attached double garage built into the ground.

7/2025/5117 Reserved Matters
Bowfell Close, Middle Entrance Drive, Bowness-On-Windermere, Windermere, LA23 3JY
The erection of a single local occupancy dwelling with associated infrastructure and ancillary facilities (Reserved Matters)

7/2025/5123 Full Planning application
3 Red Lion Cottages, Grasmere, Ambleside, LA22 9ST
Full restoration works (retrospective)

7/2025/5127 S73 (Amend/Delete Condition)
Oxness Cottage, Torver, Coniston, LA21 8BL
Variation of conditions 2 (plans) 3 (occupation) 5 (biomass boiler) and 8 (external alterations or extensions) on planning permission 7/2023/5057 subdivision of existing cottage to form two dwellings. Works to include renovations and new single storey extension

7/2025/5137 Full Planning application
Low House Barn, Ayside, Grange-Over-Sands, LA11 6HY
Change the use of one dwelling to two dwellings; one of which will have a local occupancy restriction

7/2025/5145 Full Planning application
Amboseli Lodge, Rothay Road, Ambleside, LA22 0EE
Rear extension and alterations to existing dwelling

7/2025/5150 Notice of Intention (Agricultural, Q6g)
Highwood, Skelghyll Lane, Ambleside, LA23 1LZ
Erection of an agricultural shed

7/2025/5154 Full Planning application
Summer Hill, Birks Road, Windermere, LA23 3PG
Regularisation of outbuilding as built and extension (retrospective)

7/2025/5166 CLEUD - Certificate of Lawfulness of Existing Use or Development
The Barn, Barkbooth, Winster, Windermere, LA23 3NZ
Commencement of planning application 7/2021/5693 (Convert barn into 3 bed Local Needs Dwelling) - window inserted in south-west elevation

7/2025/5171 Full Planning application
Hoathwaite Farm Caravan Park, Torver, LA21 8AX
Installation of access track

7/2025/5175 Full Planning application
YMCA Lakeside - South Camp, Lakeside, Ulverston, LA12 8BD
Construction of boathouse with jetties and activity jetty

7/2025/5190 Full Planning application
Crag Howe, Woodland Road, Windermere, LA23 2AN
Retrospective Change of Use of garden office and store to two self contained holiday lets

7/2025/5207 Advertisement Consent Application
Cheapside, 1 Cheapside, Ambleside, LA22 0AB
Proposed surround to be placed around existing ATM

T/2025/0032 TPO application
Highfield, Rayrigg Road, Windermere, Cumbria, LA23 1EX
4 x Ash trees (listed as T18, T19, T23 & T24 in application) - Fell to ground level.
2 x Beech trees (listed as T21 & T22 in application) - Reduction to 1.2m to form a part of a Beech hedgerow.

T/2025/0033 TPO application

Springwood, Meadow Croft Lane, Storrs, Cumbria, LA23 3JJ

Refused: Sycamore tree (listed as T4 in the TPO and application) - Crown reduce by up to 4 m.

T/2025/0039 Tree Work in Conservation Area

Ellerhow, Ellerigg Road, Ambleside, LA22 9EU

2 x Ash trees (highlighted in orange in notification) - Fell to ground level.

T/2025/0041 TPO application

The Wordsworth Hotel, Grasmere, Ambleside, LA22 9SW

TPO trees:

T1/T018 Lime tree - Remove deadwood (exempt works);

G5/T005 Western Red Cedar tree - Fell to ground level;

T9/T015 Birch tree - Fell to ground level;

G5/T009 Beech tree - Crown raise to 5m above ground level, install bracing to prevent stem failure, reduce tree by 2.3m.

Conservation Area trees:

G005 - Group of 3x Birch trees and 2x Cherry trees - 2x Birch trees and 2 x Cherry trees - Fell to ground level.

T007 Blue Cedar tree - Remove deadwood (exempt works);

T016 Birch tree - Remove hanging branches (exempt works);

G004 - 3x False Cypress trees - Install bracing system.

T/2025/0044 TPO application

1 Hilltop, Old Hall Road, Troutbeck Bridge, Windermere, LA23 1JA

T1 Oak tree (T1 of TPO: 309) - Reduce the tree by reducing all heavily end weighted limbs to points shown in the photograph submitted with this application. The limbs would be reduced to strong growing points.

T/2025/0045 Tree Work in Conservation Area

St. Herberts Rc Presbytery, Lake Road, Windermere, LA23 2EQ

2 x Ash trees (listed as T1 and T2 in notification) - Remove lowest branches overhanging the building and the driveway to create suitable clearance.

3 x Sycamore trees (listed as G1 in notification) - Crown lift car park side to 6 metres above ground level.

Handkerchief tree (listed as T3 in notification) - Remove the lowest 3 x large branches overhanging the pavement and road.

Ash tree (listed as T4 in notification) - Remove the branch with crack to point of origin.

Ash tree (listed as T5 in notification) - Remove lowest 3 x branches over the car park back to point of origin.

T/2025/0047 Tree Work in Conservation Area

6 Lesketh How, Rydal Road, Ambleside, Cumbria, LA22 9BA

Beech tree (marked in black in notification) - Fell to ground level.

T/2025/0048 Tree Work in Conservation Area

Broomhill House, Broughton in Furness, Cumbria, LA20 6JD

Cedar tree (listed as T1 in notification) - Reduce by 3m in height.

T/2025/0049 Tree Work in Conservation Area
Old Vicarage, Broughton-in-furness, LA20 6HS
Lime tree (listed as T1 in notification) - Reduce by approx. 10m in height & reduce lateral branches by 2-3m.

T/2025/0050 Tree Work in Conservation Area
The Bungalow, Station Road, Staveley, Kendal, LA8 9NB
Cedar tree (listed as 1 in notification) - Fell to ground level.

T/2025/0053 Tree Work in Conservation Area
6, Park Avenue, Windermere, LA23 2AR
Hemlock tree (listed as Tree 1 in notification) - Removal of secondary leader with lean towards neighbours property, as photographed in the notification.

T/2025/0054 TPO application
Flat 2, 32 Beechwood Close, Bowness-On-Windermere, Windermere, LA23 3AB
Willow tree (listed as T1 in application) Prune to create 2.5m clearance between the trees crown and the building.
Ash tree (listed as T2 in application) - Fell to ground level.
Ash tree (listed as T4 in application) Fell to ground level.
Ash tree (listed as T5 in application) - Fell to ground level.
Holly tree (listed as T6 in application) - Fell to ground level.
Yew tree (listed as T9 in application) - Prune to create clearance front building and window.
Oak tree (listed as T10 in application) - Remove deadwood.

T/2025/0055 Tree Work in Conservation Area
Tower Bank House, Near Sawrey, Ambleside, LA22 0LF
Non-native broadleaf tree (listed as T1 in notification) - Fell to ground level.
Conifer tree (listed as T2 in notification) - Fell to ground level.

T/2025/0059 Tree Work in Conservation Area
Woodleigh, Near Sawrey, Ambleside, LA22 0LB
Cherry tree (listed as T1 in notification) - Fell to ground level.
Cherry tree (listed as T2 in notification) - Crown reduce by up to 2m.

T/2025/0060 5 Day Notice (TPO or Conservation Area)
Rydal Lodge Hotel, Rydal, Ambleside, LA22 9LR
Fell 1 x cherry tree to ground level - 5 day notice

T/2025/0065 5 Day Notice (TPO or Conservation Area)
Land at Low Parks Wood, Lakeside, Ulverston, Cumbria
Fell 7 x trees. Trim broken branches - 5 day notice

T/2025/0075 5 Day Notice (TPO or Conservation Area)
Play area at High Fieldside, Grasmere, Ambleside, LA22 9QQ
Fell 1 x birch tree - 5 day notice