



## Lake District National Park

Development Control Committee: 2 July 2025  
Draft Minutes Subject to Committee Approval

Agenda Item: 2

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### 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 4 June 2025.

#### Present

Mr M Kidd (Chair)  
Mr P Dixon  
Mr J Jackson

Mr R Outhwaite  
Mr A Pratt  
Mr D F Rathbone  
Mr P Walter

#### Apologies

Ms T Hunt

#### Absent

Mrs V Hughes  
Mrs L Jones-Bulman

#### 53/25 Apologies

Apologies were received from Ms T Hunt

#### 54/25 Minutes

**Decided:** that the Minutes of the meeting held on 7 May 2025 be confirmed and signed by the Chair.

#### 55/25 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.

#### 56/25 Declarations of Interest

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

#### 57/25 Public Participation

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

### 58/25 **Site Inspections**

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

Members agreed that the site visit to Crummock Water be postponed.

### 59/25 **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.

### 60/25 **Schedule of Planning Applications**

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

7/2024/4097 Fairfield, Eskdale, Holmrook  
Erection of 3 dwellings - Outline approval ref 7/2020/4077

After participating in Member discussions, Mr P Dixon left the meeting at 10:57.

Motion to refuse the application  
Proposed by Mr P Walter  
Seconded by Mr J Jackson  
Members in favour of motion: 4  
Members against the motion: 2

**Decided:** Refused

7/2024/5178 Land at Bragg Field, Land at Bragg Field, Hawkshead  
Proposed local convenience store and petrol filling station with revised access from Bragg Field Car Park and a new access from North Lonsdale Road (B5285) including forecourt canopy, roof-mounted PV panels, underground fuel tanks, ATM, EV charging bays, staff and customer car parking, and associated landscaping, infrastructure, lighting, signage, footpaths and circulatory roads

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

**Decided:** Approved subject to discussed conditions

The meeting was adjourned for a seven-minute break at 11:37. The meeting reconvened at 11:44.

7/2024/5655 Travellers Rest Inn, Grasmere, Ambleside  
Proposed staff accommodation (7no. single occupancy units) with associated infrastructure inclusive of bike and bin stores

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

**Decided:** Approved with conditions

7/2025/5014 Grey Gables, Storrs Park, Bowness-on-Windermere, Windermere  
Erection / installation of 2no. free standing external pods

Motion to refuse the application  
Proposed by Mr J Jackson  
Seconded by Mr D Rathbone  
Members in favour of motion: 3  
Members against the motion: 3

Casting vote by Chair to reject the motion and an alternative was requested:

Motion to approve the applications with conditions  
Proposed: Mr A Pratt  
Seconded: Mr R Outhwaite  
Members in favour of motion: 3  
Members against the motion: 3  
Casting vote by Chair to approve the application with conditions

**Decided:** To approve with conditions

7/2025/5018 Windermere 2, Land at B5285, Bowness Nab, Windermere  
The installation of 1 no. 12m streetworks column to accommodate 3 no. antenna, 1 no. smart network camera and ancillary radio equipment and 1 no. equipment cabinets along with ancillary development thereto

Motion to approve the application with conditions  
Proposed by Mr J Jackson  
Seconded by Mr D Rathbone  
Members were unanimously in favour of motion

**Decided:** Approved with conditions

7/2025/5119 Hartbarrow Cottage, Cartmel Fell, Windermere  
Demolition of part of the existing house, outbuildings and garage.  
Extensions and alterations

Motion to approve the application with conditions  
Proposed by Mr A Pratt  
Seconded by Mr P Walter  
Members in favour of motion: 5  
Abstentions: 1

**Decided:** Approved subject to conditions

7/2025/5211 Land at Torver, Cumbria LA21 8BS  
New agricultural storage building

Motion to approve the application with conditions  
Proposed by Mr J Jackson  
Seconded by Mr P Walters  
Members were unanimously in favour of motion

**Decided:** Approved subject to conditions

### 61/25 **Delegated Planning Applications**

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

### 62/25 **Delegated Compliance Matters**

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

## **Consultation Responses**

### 63/25 **Responses to neighbouring authorities**

**Decided:** to note the following external consultations:

7/7/2025/E0011 Yorkshire Dales NPA  
Creation of 'into the wilds' visitor attraction and wild  
animal reserve (part retrospective)  
Brockholes Farm, Tebay, Penrith, CA10 3XT  
Not in Favour

7/7/2025/E0051 Cumberland Council

Development of a construction and demolition material recycling facility and the use of a Foamix asphalt plant  
Eskett Quarry, Frizington, CA26 3UN  
Requires Planning Permission

7/7/2025/E0052 Westmorland & Furness Council  
Prior notification for change of use of an agricultural building to storage and distribution  
Shed at High Field, Tirril, Penrith, CA20 2LG  
Withdrawn – Application received 7/2025/3027

7/7/2025/E0055 Westmorland & Furness Council  
Various locations  
Pavement Licence  
No comments

#### 64/25 Appeals Lodged

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

7/2023/2224 Development: Change of use for the siting of camping cabins for holiday/tourism purposes – amendment to condition 2 and 5 on 78/2021/2236 to allow 3 additional cabins and changes to the design of the cabins  
Site: Cornhow, Brackenthwaite, Lorton

7/2024/4085 Development: Erection of fishpond; summerhouse and car park and change of use of woodland to garden area – all retrospective  
Site: Low Wood Cottage, Nether Wasdale, Seascale

#### 65/25 Appeals Decided

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

7/2023/5740 Development: Conversion of 1 barn to 1 dwelling (holiday or permanent occupation.) (Resubmission of application ref 7/2022/56574)  
Site: Redundant barn, Hall Dunnerdale, Seathwaite  
Decision: DISMISSED Delegated decision

7/2024/5269 Development: Erection of a wooden workshop/shed and creation of an access track for harvesting of firewood and woodland management tasks  
Site: Pingle Wood Workshop, Bridge Lane, Ambleside  
Decision: DISMISSED Delegated decision

E/2021/0115    Development: Alleged shower block and road and use beyond  
56 days  
Site: Lan to west of Dalegarth Hall Cottage, Eskdale  
Decision: DISMISSED – Enforcement Notice upheld with  
variations

**66/25 Tree Preservation Orders Made:**

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

No 484        Land at Belmont, Outgate

No 485        Woodland at Maiden Castle, Watermillock

(The meeting finished at 12:56)

**Annex 1:**

**Public Speaking: Development Control Committee – 4 June 2025**

Planning Ref. Number	Planning Application Site	Name of person speaking
7/2024/4097 1	Fairfield Eskdale Holmrook CA19 1UA	<b>Dr J Mansfield (Objector)</b>
		<b>Mr P Winter (Agent)</b>
7/2024/5178 2	Land at Bragg Field, Hawkshead, LA22 0QW	<b>Mr D Williams (Agent)</b>
		<b>Ms D Smith (Agent)</b>
7/2024/5655 3	Travellers Rest Inn Grasmere LA22 9RR	
		<b>Mr Angus Hutchinson (Agent)</b>