



Lake District National Park

Authority:17 September 2025

Agenda Item: 11di

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	Dr J Mansfield (Objector)
		Mr P Winter (Agent)
7/2024/5178 2	Land at Bragg Field, Hawkshead, LA22 0QW	Mr D Williams (Agent)
		Ms D Smith (Agent)
7/2024/5655 3	Travellers Rest Inn Grasmere LA22 9RR	
		Mr Angus Hutchinson (Agent)