



## Lake District National Park

Authority: 10 December 2025

Agenda Item: 10d

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### Development Control Committee

MINUTES of a meeting of the Development Control Committee held at the National Park Office, Wayfaring House, Murley Moss Business Park, Kendal at 10.00 am on 3 September 2025.

#### Present

Mr M Kidd (Chair)  
Mr J Jackson  
Mr R Outhwaite

Mr D F Rathbone  
Mr P Walter  
2 vacancies

#### Apologies

Mr C J Southward  
Mr A Pratt

#### No Apologies Received

Mr P Dixon

#### 94/25 Apologies

Apologies were received from Mr C J Southward and Mr A Pratt.

#### 95/25 Minutes

**Decided:** that the Minutes of the meeting held on 6 August 2025 be confirmed and signed by the Chair.

#### 96/25 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.

#### 97/25 Appointment of Deputy Chair

Mr Jackson nominated Mr Walter to be appointed as interim Deputy Chair until February 2026, and Mr Rathbone seconded the appointment. There were no other nominations.

**Decided:** That Mr Walter be appointed as interim Deputy Chair.

**98/25 Declarations of Interest**

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

**99/25 Public Participation**

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

**100/25 Site Inspections**

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

**101/25 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.

**102/25 Schedule of Planning Applications**

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

7/2023/5255 Pearsall House, The Ferry Landing, Far Sawrey  
Conversion and change of use to hotel with associated landscaping

Motion to approve the application with amendments to conditions 7 and 12

Proposed by Mr Walter

Seconded by Mr Jackson

Members in favour of motion: 4

Members against the motion: 1

**Decided:** Approved with conditions

7/2025/2069 20, Blencathra Street, Keswick  
Change of use from Hotel to HMO staff house

Motion to approve the application with conditions

Proposed by Mr Jackson

Seconded by Mr Walter

Members were unanimously in favour of motion

**Decided:** Approved with conditions

7/2025/2130 37, Lakeland Park, Keswick

Erection of rear and side extensions, raised patio and internal alterations

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

**Decided:** Approved with conditions

103/25 **Delegated Planning Applications**

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

104/25 **Delegated Compliance Matters**

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

**Consultation Responses**

105/25 **Responses to neighbouring authorities**

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

7/2025/E0167 Consultee: Westmorland & Furness Council  
 Site: Kendal Fell, Kendal  
 Development: Variation of condition 2 (approved plans) attached to planning Permission SL/2021/1147 (Signs and viewing platforms)  
 Response: No comments

106/25 **Appeals Decided**

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

E/2021/0341 Development – Alleged unauthorised development including conversion of ground floor workshop into living space and new openings in building  
 Site – The Barn, Main Street, Staveley  
 Decision DISMISSED

107/35 **Tree Preservation Orders Made**

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

TPO 488 Waterside House, Watermillock

**108/25 Tree Preservation Orders Confirmed**

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

TPO 483 Land at Stoneleigh, Gosforth

**109/25 Development Management Performance Reporting**

The Head of Development Management presented information on performance in Development Control for 2024/25 and for the first quarter of 2025/26.

The presentation covered trends in planning application volumes, fee income, and performance metrics. Approval rates remain high, and staffing is stable with internal progression supporting resilience.

Housing delivery was a key focus, especially the shortfall in affordable housing compared to targets. While local needs housing exceeded expectations, affordable delivery remains challenging due to viability and policy constraints. The team is piloting community-led initiatives to improve this.

**Decided:** to note the performance monitoring information provided.

(The meeting finished at 12:20)

**Annex 1:**

**Public Participation: Development Control Committee – 3 September 2025**

Planning Ref. Number	Planning Application Site	Name of person speaking
7/2023/5255 3	Pearsall House, The Ferry Landing, Far Sawrey, LA22 0LP	<b>Ms A Jones</b> (Objector's Representative)
		<b>Mr J Handy</b> (Agent)