

## **DEVELOPMENT CONTROL COMMITTEE – 5 NOVEMBER 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**

7/2025/2079 Full Planning application

Lynroyd, Manor Brow, Keswick, CA12 4AP

Extend garage towards the front of property. Garage conversion to kitchen,  
modify existing wrap around garage flat roof to pitched slate roof.

7/2025/2088 Full Planning application

Holiday Cottages, Brackenrigg, Naddle, Keswick, Cumbria, CA12 4TF

Conversion and change of use from 3 No. holiday cottages to local occupancy  
dwelling

7/2025/2146 Full Planning application

Beckstones, Thornthwaite, Keswick, CA12 5SQ

Proposed parking area for existing holiday cottages

7/2025/2153 Notice of Intention (Agricultural, Q6g)

Midtown Farm, Caldbeck, Wigton, CA7 8EL

Erection of a crop store

7/2025/2155 Full Planning application

Skiddaw Croft, Portinscale, Keswick, CA12 5RD

Extension to rear elevation to enhance the owners living accommodation, and  
dormer window to the rear elevation

7/2025/2157 Advertisement Consent Application

John Young, Kings Head Court, Keswick, CA12 5FJ

Replacement signage

7/2025/2160 Full Planning application

Green Cottage, Bassenthwaite, Keswick, CA12 4QW

Change of use from domestic store to part of dwelling and internal alterations

7/2025/2162 Full Planning application

West Gate, Bewaldeth, Cumbria, CA13 9SU

Rebuild of front porch on slightly amended footprint and lean-to demolished to  
be replaced with dual pitch extension on the footprint of the existing stores

7/2025/2163 Full Planning application

Ouse Bridge House, Bassenthwaite Lake, Dubwath, Cockermouth, CA13 9YD

Change of use from guesthouse to a flexible use as one self-catering holiday let or dwelling

7/2025/2164 Full Planning application  
52, Wordsworth Street, Keswick, CA12 4BZ  
Single storey rear extension to create more living space

7/2025/2170 Full Planning application  
Thirlspot Farm Camping And Caravan Park, Thirlmere, Cumberland, CA12 4TN  
Change of Use of Land from campsite to seasonal touring caravan/Motorised vehicle site (retrospective)

7/2025/4057 Full Planning application  
St John's Church, Waberthwaite, Millom, LA19 5YW  
Demolition of existing rear extension and replacement with new

7/2025/4063 Full Planning application  
5, Ellerslie Park, Gosforth, Seascale, CA20 1BL  
Removal of existing garage and UPVC glazed entrance porch and the construction of a single storey side and rear, plus two storey side extension to an existing dwelling with internal and external alterations

7/2025/4065 Full Planning application  
Field next to existing graveyard, St Pauls Church, Irton, Cumbria, CA19 1YH  
Change of use from agriculture to graveyard and memorial garden

7/2025/4067 Full Planning application  
Hall Carleton Farm, Holmrook, Cumbria, CA19 1YZ  
Roofing over an existing muck midden and replacement of existing concrete

7/2025/4068 Listed Building Consent application  
Forge Farm, Eskdale, Holmrook, CA19 1TT  
Four work packages. a) Internal kitchen floor removal and relaying. b) Removal of flaking paint from window surrounds and porch. c) Removal of interior porch. d) Like for like replacement of windows

## **WESTMORLAND & FURNESS**

7/2025/3061 S73 (Amend/Delete Condition)  
Conifers, Pooley Bridge, Penrith, CA11 0LL  
Proposed replacement dwelling, variation of condition 2 (plans) on planning permission 7/2024/3118 new drawings to reflect changes

7/2025/3069 S73 (Amend/Delete Condition)  
Moorahill Farm, Askham, Penrith, CA10 2QL  
Alterations, extensions and external works: Convert Curtilage Building, a detached barn, currently used as storage ancillary to the house, into habitable space for existing dwelling. Build new single storey link building between

house and barn. Build new single storey sauna and plant room on West elevation of barn in place of existing single storey store. Refurbishment of detached barn including new windows, doors, shutters, re-roofing barn in slate from duntakings, insulation to inside of all external walls, insulation between and under rafters, new floor finishes. Construct timber greenhouse with stone rubble wall to base - variation of condition 2 (plans) of planning permission  
7/2023/3063

7/2025/3071 Full Planning application  
Laburnum Cottage, Glenridding, Penrith, CA11 0QS  
Proposed extension

7/2025/3078 Reserved Matters  
5 High Glenridding, Greenside Road, Glenridding, Cumbria, CA11 0QG  
Reserved matters application with approval sought for appearance, landscaping, layout, scale and access following the outline approval  
7/2024/3048

7/2025/3080 Full Planning application  
Blease Farm, Threlkeld, Keswick, CA12 4SF  
Demolition of existing outbuildings and construction of new boiler house, garage, green house and potting shed

7/2025/3086 Full Planning application  
Cracoe, Pooley Bridge, Penrith, CA10 2NG  
Garden room, change of fenestration to rear of the property and render an old doorway on side elevation of garage

7/2025/3089 Full Planning application  
Millses, Dockray, Penrith, CA11 0JY  
Proposed alterations and extension

7/2025/3092 Full Planning application  
7, Town Cross, Threlkeld, Keswick, CA12 4SR  
Front, rear and side extensions to dwelling

7/2025/3093 Full Planning application  
Owl Barn, Stoddah, Penriddock, Penrith, CA11 0RY  
The siting of a livestock field shelter

7/2025/3098 Listed Building Consent application  
Howe Green, Hartsop, Penrith, CA11 0NZ  
Replace first floor of byre and raise it by 200mm. Alter door into first floor byre. Repair external stair, reforming treads and adding metal handrail. Owl hole to gable wall of byre

7/2025/5040 Full Planning application  
Red Bank, Wansfell Road, Ambleside, LA22 0EG  
Proposed dormer conversion to north elevation

7/2025/5073 Full Planning application  
Hill Crest, Ayside, Grange-Over-Sands, LA11 6HY  
Rear 1.5 storey extension with domer window and detached garage.

7/2025/5111 Full Planning application  
Youth Hostels Association, Mereside, Waterhead, Ambleside, LA22 0EU  
Demolition of existing entrance lobby and replacement with new lobby, slate covered canopy, external terrace seating with pergola shelter and platform lift. Refurbishment of existing lakeside seating area to create terraced areas and festoon lighting to allow for safer placement of external furniture.

7/2025/5184 Full Planning application  
Over Beck, Woodland Road, Windermere, LA23 2AN  
Change of use from retail into 2 dwelling apartments. Change of use of garage to integrate into dwelling including changes to the windows and garage door

7/2025/5216 Full Planning application  
Loughrigg House, Smithy Brow, Ambleside, LA22 9AS  
Demolition of existing domestic outbuildings, new build garden stores with two storey link to new garden area, reinstate boundary treatments and surfacing to parking areas

7/2025/5262 Listed Building Consent application  
2 Ashes Farm, Staveley, Kendal, LA8 9NL  
Install a roof window in a lean-to store attached to the main property

7/2025/5308 Full Planning application  
YMCA Training Centre, Lakeside, Ulverston, LA12 8BD  
2 no replacement jetties

7/2025/5318 S73 (Amend/Delete Condition)  
Willows, Storrs Park, Bowness-on-Windermere, LA23 3LT  
Replacement dwelling with annex, variation of condition 2 on planning permission 7/2022/5196 (plans and details) amendment of self contained annex from habitable guest accommodation to non-habitable garden room

7/2025/5319 Full Planning application  
2 Old Mill Crescent, Storrs Park, Bowness on Windermere, LA23 3QR  
To replace and extend existing balconies - extend to 2.2 m with frosted glass on side panels to maintain privacy

7/2025/5353 CLPUD - Certificate of Lawfulness of Proposed Use or Development  
Church Cottage, Far Sawrey, Ambleside, LA22 0LH  
Siting of a shepherd's hut

7/2025/5359 Full Planning application  
Calgarth North Lodge, Ambleside Lodge, Windermere, LA23 1LF  
Alterations to former caravan park delivery access to form domestic entrance.

7/2025/5361 Listed Building Consent application  
High Hall Garth, Little Langdale, Ambleside, LA22 9NT  
Creating internal partition wall on ground floor for fire separation to provide safe means of escape from first floor accommodation. Replace modern first floor windows with more appropriate windows.

7/2025/5372 Full Planning application  
Wilson Arms, Torver, Coniston, LA21 8BB  
Retrospective approval for hardstanding within plots and sections of track to northern section of site. Approval for hot tubs and associated hardstanding

7/2025/5382 CLEUD - Certificate of Lawfulness of Existing Use or Development  
Grey Friar Lodge, Clappersgate, Ambleside, Cumbria, LA22 9NE  
Change of use to a dwellinghouse

7/2025/5393 Full Planning application  
May Cottage, Kendal Road, Bowness-on-Windermere, LA23 3EW  
Change of use of guest house to guest house or single self-catering holiday let or single dwelling

7/2025/5395 Full Planning application  
Croft House, Staveley, Kendal, LA8 9NG  
Erection of a garden room at the rear of the property in an existing courtyard. Enlargement of existing patio opening to allow for bi-folding doors

7/2025/5397 Notice of Intention (Agricultural, Q6g)  
Lords Plain Farm, Levens, Kendal, LA8 8EN  
Installation of a 60 kW Bioelectric on-farm anaerobic digestion (AD) system (including stainless steel digester tank, CHP engine container)

7/2025/5399 Notice of Intention (Agricultural, Q6g)  
High Haybridge, Bouth, LA12 8JG  
Agricultural building for storage purposes and intermittent sheep housing

7/2025/5400 Full Planning application  
Old Furness Road, Coniston, Cumbria, LA21 8HU  
New build Mountain Rescue Base following demolition of existing base

7/2025/5402 Full Planning application  
Grasmere Garden Centre, Grasmere, Ambleside, LA22 9SW  
Use of existing building for flexible commercial, business and service (use Class E); extension of existing commercial building; erection of office store building; and, associated landscaping works

7/2025/5407 Full Planning application  
1, Leven Court, Backbarrow, Ulverston, LA12 8RB  
Proposed change of use from commercial use to 1 bedroom flat

7/2025/5413 S73 (Amend/Delete Condition)  
Fell View, Ayside, Grange over Sands, LA11 6HY  
Variation of condition 2 (plans) and 4 (vehicular access) on planning permission 7/2017/5542 extension and alterations to Fell View House. Conversion of two barns to dwelling with linked extension and landscaping. Change of use from agricultural land to domestic garden - Design updates to house

7/2025/5416 Full Planning application  
3, Woodland Road, Windermere, LA23 2AE  
Replacement single storey rear extension

7/2025/5421 Full Planning application  
1, Scroggs Close, Staveley, Kendal, LA8 9NY  
Two storey side extension to replace existing single storey extension

7/2025/5427 Full Planning application  
The Gables, Old College Lane, Windermere, LA23 1BY  
Removal of a dilapidated conservatory and replacement of a new conservatory, within the same location, with elevated terraced area

7/2025/5429 Listed Building Consent application  
Collinfield, Cartmel Fell, Grange Over Sands, LA11 6NS  
Reinstating external stone staircase, opening up blocked doorway

7/2025/5433 Full Planning application  
Southfield, Ecclerigg, Windermere, LA23 1LJ  
Construction of replacement timber jetty

7/2025/5438 Full Planning application  
Ridding Side Farm, Colton, Ulverston, LA12 8HF  
Re-concreting of an existing concrete yard that was broken. Grant aided to enable farmers to manage dirty water, avoiding seeping into the ground in catchment sensitive areas. (Retrospective)

7/2025/5442 Full Planning application  
Ridding Side Farm, Colton, Ulverston, LA12 8HF  
Roof over existing open yard area

7/2025/5445 Full Planning application  
Lakeland Motor Museum, Ulverston, Cumbria, LA12 8TA  
Construction of new garages for motor museum exhibit storage

7/2025/5447 S73 (Amend/Delete Condition)  
Former St Johns Ambulance Halls, Stockghyll Lane, Ambleside, LA22 0QY  
Conversion of existing building into staff accommodation - variation of condition 1 (plans) of permission 7/2024/5421 to change the front elevation to add a new access door for a protected corridor

7/2025/5450 S73 (Amend/Delete Condition)  
The Lodge, Windermere Road, Kendal, Cumbria, LA9 5SA  
Construction of a new garage / workshop - variation of condition 2 (plans) of planning permission 7/2023/5707 to amend approved plans.

7/2025/5451 Full Planning application  
6, Ghyllside, Stockghyll Lane, Ambleside, LA22 0QU  
Demolition of existing conservatory. Erection of replacement conservatory

7/2025/5454 Full Planning application  
17, St. Marys Park, Windermere, LA23 1AY  
Removal of 4m section of stone wall to enable installation of new section of sewer to resolve flooding issues then rebuild the section of wall afterwards

7/2025/5455 Full Planning application  
Galemire, Thornbarrow Road, Windermere, LA23 2EW  
Demolition of single storey extension and construction of larger single storey extension along with landscaping. Installation of rooflights and solar panels

7/2025/5465 CLPUD - Certificate of Lawfulness of Proposed Use or Development  
Hartbarrow Cottage, Cartmel Fell, Windermere, LA23 3PA  
Demolition of existing garage/store and erection of a large garage/store in the same location

7/2025/5471 S73 (Amend/Delete Condition)  
Ghyllbank, North Road, Ambleside, LA22 9DT  
Variation of condition 2 (plans) of planning permission 7/2025/5324, change of use to butcher's shop and family home - amendment to entrance

7/2025/5473 Full Planning application  
4, Annisgarth Avenue, Windermere, LA23 2HR  
Erection of single storey extension, front porch and garage conversion

7/2025/5474 Full Planning application  
Oak Hill, Bonningate, Kendal, LA8 8JU  
Proposed ground and first floor extensions to house, barn conversion and detached garage

T/2025/0129 TPO application  
Windermere Manor Hotel, Rayrigg Road, Windermere, Cumbria, LA23 1EX  
Beech tree (listed as T0100 in application) - Fell to ground level.  
2 x Ash trees (listed as T0101 & T0102 in application) - Fell to ground level.  
Willow tree (listed as T0103 in application) - Fell to ground level.

T/2025/0130 TPO application  
Windermere Manor Hotel, Rayrigg Road, Windermere, Cumbria, LA23 1EX  
Ash tree (listed as T0104 in application) - Fell to ground level.  
Cypress tree (listed as T0105 in application) - Fell to ground level.  
Sycamore tree (listed as T0107 in application) - Fell to ground level.

Lime tree (listed as T0106 in application) - Fell to ground level.  
Conifer tree (listed as T0109 in application) - Fell to ground level.  
Group of mixed species trees (listed as G1 in application) - Thinning operation to allow more established trees to thrive.  
Group of mixed species trees (listed as G2 in application) - Remove all trees under 10cm stem diameter to thin woodland and coppice laurel

T/2025/0131 TPO application  
Windermere Marina Village, Bowness On Windermere, Cumbria, LA23 3JQ  
Works as outlined in the submitted tree report.

T/2025/0133 TPO application  
Windermere Marina Village, Bowness on Windermere, Cumbria, LA23 3JQ  
Works within W10 of TPO; 16A - See tree report

T/2025/0137 TPO application  
Hard Tarn, Neaum Crag, Skelwith Bridge, Ambleside, LA22 9HG  
Acer tree (listed as T1 and marked with red cross in application) - Prune away from the lodge to give 50 cm clearance unless the limb is over 100mm in diameter then smaller diameter pruning to give clearance to the roof, and not alter the character of the tree excessively.

T/2025/0140 TPO application  
Ghyll Pool, Neaum Crag, Skelwith Bridge, Ambleside, Cumbria, LA22 9HG  
Oak tree (listed as T10 in application) - Crown raise 2 x branches growing down towards the roof of the lodge.  
Oak tree (listed as T1 in application) - Remove deadwood over balcony back to live growing points.  
3 x Hazel trees (listed as G1 in application) - Coppice to ground level leaving a stool for new stems to develop.

T/2025/0143 Tree Work in Conservation Area  
Flat 1, The Hollies, High Street, Keswick, CA12 5AH  
Cypress tree (T1 in notification) - Reduce height to approx 6ft height to form a hedge, as shown in photograph.

T/2025/0144 Tree Work in Conservation Area  
1, Little Hills, Keswick, CA12 5DH  
Apple tree (listed as T1 in notification) - Prune to removal 2 x limbs and reduce 1 x limb, as annotated in submitted photograph.

T/2025/0145 TPO application  
The Falls, Ambleside, Cumbria, LA22 0QT  
T1. Mature Beech (furthest East / upstream) Crown Lift branches on the building side up to a height of large previous pruning wound (approx 8m) and the 2 lowest branches on river side at approx. 4m height.  
T2. Mature Beech. (furthest West / downstream): Crown lift lower branches growing towards buildings up to roof height (approx 12m). Leaving other lower branches on west side of the tree that are growing towards neighbours garden rather than towards properties at The Falls.

T/2025/0147 Tree Work in Conservation Area

Low House, Near Sawrey, Ambleside, LA22 0LB

Ash tree (marked as Tree A in notification) - Fell to ground level.

Cypress tree (marked as Tree B in notification) - Reduction in height to match existing hedge height.

Ash tree (marked as Tree C in notification) - Fell to ground level.

T/2025/0148 Tree Work in Conservation Area

Glen Rothay Hotel, Rydal, Ambleside, LA22 9LR

Oak tree (listed as Tree A in application) - Pollard tree to main union.

Dead Ash tree (listed as Tree B in application) - Fell to ground level.

T/2025/0149 TPO application

Greenhowe Caravan Park, Great Langdale, Ambleside, LA22 9JU

Various tree works as listed within the submitted tree survey.

T/2025/0150 Tree Work in Conservation Area

The Square, Broughton in Furness, LA20 6JF

T1 - Horse Chestnut. The tree is infected with Phytophthora. However, to prolong the life of the tree, we would like to crown clean the tree removing all dead wood from the canopy, along with an all round 4 metre crown lift to clear the shelter and parking bays.

T/2025/0151 TPO application

Elim Grove, Windermere

Oak tree (listed as T1 of TPO: 168) - Crown reduction by 4m in height and 3m-4m laterally for the full circumference.

T/2025/0152 TPO application

Pullwood Bay, Pullwoods, Ambleside, Cumbria, LA22 0HZ

Trees within woods and gardens - see accompanying tree safety report

T/2025/0153 TPO application

Lorton Park, High Lorton, Cockermouth, CA13 9UG

Horse Chestnut tree (listed as T1 in application) - Fell to ground level.

Horse Chestnut tree (listed as T1 in application and not protected by the TPO) - Prune as described in tree survey.

T/2025/0154 TPO application

Wrens Nest, Grasmere, Ambleside, LA22 9RW

Trees works - As specified in the Treestyle Consultancy arboricultural survey, submitted with this application.

T/2025/0155 TPO application

Brackenrigg, Pull Woods, Ambleside, Cumbria, LA22 0HZ

Ash tree (listed as T8 in the application) - Crown reduce by up to 4m.

T/2025/0157 Tree Work in Conservation Area  
Hope Park, Golf Kiosk And Putting Green, Lake Road, Keswick, Cumbria, CA12 5DG

Sycamore tree (marked with yellow cross on plan) - Crown lift branches overhanging the putting green by up to 2m from ground level.

T/2025/0158 Tree Work in Conservation Area  
Westbourne Hotel, Biskey Howe Road, Bowness On Windermere, LA23 2JR

T-1, Conifer tree - Fell due to it causing damage to the retaining wall.

T-2, Copper Beech tree - Reduce crown by up to 1.5m to keep away from the property and thinning the crown by 20%.

T/2025/0160 TPO application

Jenkin Hill, Thornthwaite, Keswick, CA12 5SG

1 x Fir tree (listed as T1 in application) - Reduce to just below previous fail point, as marked in red in submitted photograph.

T/2025/0161 Tree Work in Conservation Area

Old Fallbarrow, Fallbarrow Road, Windermere, Cumbria, LA23 3DJ

Wych Elm tree (marked as T1 in notification) - Fell to ground level.

Wych Elm tree (marked as T2 in notification) - Fell to ground level.

Elm tree (marked as T3 in notification) - Reduce back to boundary line.

T/2025/0163 TPO application

Lancaster Court, 2, Loughrigg Avenue, Ambleside, LA22 0DG

Fir tree (listed as T1 in application) - Fell to ground level.

T/2025/0165 Tree Work in Conservation Area

Central Car Park, Keswick, Cumbria, CA12 5DF

T1 mature oak - Prune to remove remaining scaffold branch over building.

Prune to remove branch stubs from previous pruning. Undertake through pruning works to obtain circa 0.5 metres of clearance from BT cables.

T/2025/0168 Tree Work in Conservation Area

St Oswalds Church, Church Stile, GRASMERE, LA22 9SW

Fell 1 elder (T1), prune back 1.5m 1 cherry (T2), Crown raise trees adjacent to and overhanging paths to give 2.1m clearance (A1), Crown raise trees adjacent to and overhanging paths to give 2.1m clearance (A2)

T/2025/0169 TPO application

Riverside path, Grasmere

3 x Ash trees (T27, G30, T32 in application) - Fell to ground level,

1 x Willow tree (G46 in application) - Coppice to ground level to leave a stool from which the tree will regenerate.

Ash tree (listed as adj T36 in application) - Remove dead limbs over footpath.

1 x group of mixed species trees (footpath area between T42 and T39 in application) crown raise to 3m above ground level over the footpath.

T/2025/0170 Tree Work in Conservation Area  
The Coach House Greta Hamlet, Keswick, CA12 5NA

T1 - Fell 1x Dead & Dying Beech Tree.

T2 - Fell 1x Sycamore tree with large amount of bark missing at base of tree.

T3 - Pollard 1x Codominant Elm tree with decay around main union.

T4 - Remove all major dead wood from 1x beech tree

T/2025/0172 5 Day Notice (TPO or Conservation Area)  
Fallbarrow Park, Rayrigg Road, Windermere, Cumbria, LA23 3DL

Fell 1 Conifer - 5 day notice

T/2025/0173 5 Day Notice (TPO or Conservation Area)  
Langdale Chase Hotel, Windermere, Cumbria, LA23 1LW

Fell 1 Fir - 5 day notice

T/2025/0184 5 Day Notice (TPO or Conservation Area)  
Upper Fitz Park, Station Road, Keswick, Cumbria, CA12 4NF

Fell 1 x dead acer tree - 5 day notice

T/2025/0195 5 Day Notice (TPO or Conservation Area)  
Neaum Crag, Loughrigg, Ambleside, Cumbria, LA22 9HG

Fell 5 x dead ash tree stems - 5 day notice

T/2025/0198 5 Day Notice (TPO or Conservation Area)  
Rothay Garden Hotel, Broadgate, Grasmere, Ambleside, LA22 9RJ

Fell 1 x beech tree (failed at base) - 5 day notice