



## 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 December 2025.

### Present

Mr M Kidd (Chair)	Mr A Pratt
Mr P Dixon	Mr P Walter
Mr J Jackson	
Mr R Outhwaite	2 vacancies

### Apologies

Mr Rathbone	Mr Southward
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### 137/25 Apologies

Apologies were received from Mr Rathbone and Mr Southward

### 138/25 Minutes

**Decided:** that the Minutes of the meeting held on 5 November 2025 be confirmed and signed by the Chair.

### 139/25 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.

### **140/25      Declarations of Interest**

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

### **141/25      Questions**

There were no questions relating to the business of the Committee.

### **142/25      Public Participation**

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

### **143/25      Site Inspections**

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

### **144/25      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.

### **145/25      Schedule of Planning Applications**

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

7/2025/5493

Field located between Loughrigg Park and Borrans Road,  
Ambleside

Proposed development of 40 dwellings - variation to condition 2 (plans) on planning permission reference 7/2025/5228 to 1) adjust boundary in northeast corner of site 2) amend plans relating to buildings outside the application site

Motion to delegate to the Head of Development Management to APPROVE with conditions and subject to a Planning Obligation (S106)

Proposed by Mr Jackson

Seconded by Mr Walter

Members in favour of motion: 5

Members against the motion: 1

The Chair announced that, due to the number of objectors wishing to speak, and the presence of a Parish Council representative, he would use his discretionary powers to grant an additional five minutes speaking time to both the objectors and the applicant's representative.

**Decided:** Delegated to the Head of Development Management to approve with conditions and subject to a Planning Obligation (S106)

The meeting was adjourned for a nine-minute break at 11:11 and reconvened at 11:20.

7/2025/5354

Dale View Farm, Underbarrow

Variation of condition 2 (Occupancy) of planning permission 7/2022/5662. Amendment to conditions 1, 3, 5 on planning application 7/2022/5113 to use blue/grey slate on the roof for all three units originally permitted under application ref 7/2019/5785 - To bring in line with adopted Housing SPD and to enable sale and occupation of dwellings

Motion to approve subject to: the imposition of an occupancy condition in accordance with our Housing Supplementary Planning Document (SPD), with locality defined as the South area parishes listed in Appendix A to the SPD and incorporating areas of those parishes both within and outside

the National Park; and reimposition of other conditions from planning permission 7/2022/5662 as necessary.

Proposed by Mr Jackson

Seconded by Mr Outhwaite

Members in favour of motion: 5

Members against the motion: 1

**Decided:** Approved with conditions

7/2025/5367

The Swan Hotel, Keswick Road, Grasmere

Approval of details reserved by condition 9 (external lighting) on planning permission 7/2018/5182 - proposal to provide a new staff accommodation block with relevant landscaping, bins and bikes storage in the northern part of the Macdonald Swan Hotel site

Motion to approve the application unconditionally

Proposed by Mr Jackson

Seconded by Mr Walter

Members were unanimously in favour of the motion

**Decided:** Approved unconditionally

7/2025/5424

Land adjacent to Dixon Ground Farm, Coniston

Siting of 4 shepherd's huts for use as holiday letting accommodation variation of conditions 2 (plans), 4 (location), 7 (parking), 8 (site management plan) and 9 (landscaping) on planning permission 7/2021/5151 - amendment to position of shepherds huts, hot tub for each hut, additional landscaping and external lighting

Motion to approve the application with conditions

Proposed by Mr Dixon

Seconded by Mr Pratt

Members in favour of motion: 5

Abstentions: 1

**Decided:** Approved with conditions

The meeting was adjourned for a five-minute break at 12:23 and reconvened at 12:28.

7/2024/3043 and 3134

Rookin House Farm, Troutbeck, Penrith

Variation of condition 2 Refurbishment of existing letting accommodation, including a single-storey extension for disabled use and conversion of existing storage barn to additional letting accommodation

Motion to approve the application with conditions including an additional condition to prevent occupancy of the buildings other than in association with the existing use of the planning unit at Rookin House Equestrian and Outdoor Activities Centre

Proposed by Mr Pratt

Seconded by Mr Outhwaite

Members were unanimously in favour of the motion

**Decided:** Approved with conditions

7/2024/3134

Extension and refurbishment of existing accommodation.  
Listed Buildings consent application

Motion to GRANT Listed Building Consent

Proposed by Mr Pratt

Seconded by Mr Outhwaite

Members were unanimously in favour of the motion

**Decided:** Listed Buildings consent granted

7/2025/3109

The Sportsman Inn, Berridale Road, Troutbeck, Penrith  
Convert and extend part of the public house to provide 2 self-contained holiday lets, change of use of field and provision of holiday pods and external works associated with the above

Motion to approve the application with conditions

Proposed by Mr Jackson

Seconded by Mr Walter

Members were unanimously in favour of the motion

**Decided:** Approved with conditions

7/2025/5491

1 The Old Vicarage, Far Sawrey, Ambleside  
Creation of a swim pond ( 5 x 12 m 1.5 m deep )

Motion to approve the application with conditions

Proposed by Mr Jackson

Seconded by Mr Pratt

Members were unanimously in favour of the motion

**Decided:** Approved with conditions

#### **146/25 Delegated Planning Applications**

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

**147/25 Delegated Compliance Matters**

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

**148/25 Consultation Responses**

**Responses to neighbouring authorities**

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

Development: Variation of condition 1 (plans) to widen the road and addition of a retaining wall with a fence on top of the wall - approval 2024/1743/FPA

Site: Land west of Sockbridge, Thorpe Field, Sockbridge, Penrith, CA10 2JN

No comments

**149/25 Appeals Lodged**

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

7/2024/5031 Development: Erection of building containing 8 bedsit units and communal kitchen/lounge, for occupation by people working locally

Site: Land off Lake Road, Ambleside, Cumbria

Section 78 Planning appeal

**149/25 Appeals Decided**

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

7/2023/2224 Development: Change of use for the siting of camping cabins for holiday/tourism purposes - amendment to condition 2 and 5 on 7/2021/2236 to allow 3 additional cabins and changes to the design of the cabins

Site: Cornhow, Brackenthwaite, Lorton, Cumbria

DISMISSED

Delegated Decision

Section 78 Planning appeal

7/2023/5398 Development: Installation of plant and equipment (Retrospective)

Site: Ambleside Tap Yard, Rydal Road, Ambleside, Cumbria

DISMISSED

Committee Decision

Section 78 Planning appeal

7/2024/5563 Development: Erection of three local occupancy residences with associated infrastructure and ancillary facilities

Site: Windermere Business Centre, Oldfield Court, Windermere, Cumbria

DISMISSED

Delegated Decision

Section 78 Planning appeal

7/2024/5633 Development: Refurbishment and first floor extension to an existing dwelling, removal of an existing conservatory, a new detached annex within the garden and associated driveway improvements

Site: Howbeck, Grasmere, Ambleside

DISMISSED

Committee Decision

Section 78 Planning appeal

(The meeting concluded at 13:03)

Annex 1:

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

Planning Ref. Number	Planning Application Site	Name of person speaking
7/2025/5493  8	Field located between Loughrigg Park and Borrans Road, Ambleside	<b>Mrs G Dixon</b> (Objector)
		<b>Mr A Walker</b> (Objector)
		<b>Cllr S Donson</b> (Lakes Parish Council)
		<b>Mrs K Bellwood</b> (Applicant's Representative)
7/2025/5354  4	Dale View Farm, Underbarrow, LA8 8HQ	
		<b>Mr A Perry and Mr B Cunliffe</b> (Applicant's Representative)
7/2025/5367  5	The Swan Hotel, Keswick Road, Grasmere, LA22 9RF	<b>Mr &amp; Mrs Bettington</b> (Objector)
		<b>Mr S Knight</b> (Agent)
7/2025/5424  6	Land adjacent to Dixon Ground Farm, Coniston	

		<p><b>Mr H Tonge</b> (Agent)</p> <p><b>Mr P Johnson</b> (Applicant) available to answer questions only</p>
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