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 5 August 2026.

Present

Mr M Kidd (Chair)	Mr D F Rathbone
Ms J Boak	Mr C J Southward
Mrs J Lancaster	Mr P Walter
Mr R Outhwaite	1 vacancy

Apologies

Mr P Dixon

No Apologies Received

Mr A Pratt

75/26 Appointment of Deputy Chair

Ms Boak nominated Mr Walter to be appointed as Deputy Chair and Mr Southward seconded the appointment. There were no other nominations.

Decided: That Mr P Walter be re-appointed as Deputy Chair for the coming year.

76/26 Apologies

Apologies were received from Mr Dixon.

77/26 Minutes

Decided: that the Minutes of the meeting held on 1 July 2026 be confirmed and signed by the Chair.

78/26 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.

79/26 Declarations of interest

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

Mr Kidd made Members aware that he was the Chair of Staveley Parish Council but that he did not take part in planning discussions and had no personal interest in Planning Applications 7/2026/5215 and 7/2026/5248,

80/26 Questions

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

81/26 Public participation

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

82/26 Site inspections

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

83/26 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.

84/26 Schedule of planning applications

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

7/2026/3042
Howfoot, Pooley Bridge, Penrith
18 hole outdoor adventure golf course, two padel courts with associated disabled changing/WC facility, reception building and parking.

Motion to refuse the application
Proposed by Mr Walter
Seconded by Outhwaite
Members were unanimously in favour of the motion

Decided: Refused

7/2026/3046
Coast to Coast Field Barn, Rosgill, Penrith
Change of use of barn to a local occupancy dwelling including associated operations.

Motion to refuse the application
Proposed by Mr Outhwaite
Seconded by Mr Rathbone
Members were unanimously in favour of the motion

Decided: Refused

7/2026/5170 8
Boatmans Cafe, Rectory Road, Bowness-on-Windermere
Signage fixed to face of building, menu boards fixed to face of building. directional signage fixed on site.

Following Member discussion and clarification by the Head of Development Management that Members could split a decision with regards to applications for signage, an alternative proposal was tabled by Mrs Lancaster.

Motion to split the decision and approve all signs with conditions, apart from sign six.
Proposed by Mr Walter
Seconded by Mr Rathbone
Members in favour of motion: 6
Abstentions: 1

Decided: Advertisement consent Approved in part with conditions. Advertisement consent Refused for sign six.

The meeting was adjourned for a 12-minute break at 11:18 and reconvened at 11:30.

7/2026/5215
St Annes Church, Ings, Kendal
Installation of solar panels to roof.

After detailed discussion of whether the public benefit outweighed identified harm to the heritage asset, Mr Southward put forward a proposal to approve the application with conditions.

Motion to approve the application with conditions
Proposed by Mr Southward
Seconded by Ms Boak
Members in favour of motion: 4
Members against the motion: 3

Decided: Approved with conditions

Motion to approve the two conditions (a three-year time limit to commence development and requirement for removal if no longer required) as noted in the report.

Members in favour of motion: 6

Abstentions: 1

Decided: To apply the conditions listed in the report

Mr Southward left the meeting at 12:14.

7/2026/5248

Peacock Farm, Ashes Lane, Staveley, Kendal

Proposed midden and welfare structure extension to existing livestock structure and hardstanding extensions to existing hardstanding.

Motion to approve the application unconditionally

Proposed by Mrs Lancaster

Seconded by Mr Rathbone

Members were unanimously in favour of the motion

Decided: Approved unconditionally

7/2026/2074

Elm Lodge, Hesket Newmarket, Wigton

Approval of details reserved by condition 3 (Material and design details) on planning application 7/2023/2023 for Internal alterations and renovation work including fabric improvements, opening up the walls, installation of new drainage to facilitate new bathroom. Construction of modest garden extension.

Motion to agree discharge of condition

Proposed by Mr Outhwaite

Seconded by Mr Walter

Members were unanimously in favour of the motion

Decided: To discharge the condition

7/2026/2104
25, Bank Street, Keswick
Change of use from guest house to a flexible use allowing use as a) guest house, b) dwelling house or c) holiday letting accommodation.

Motion to approve the application with two additional conditions - one restricting the placement of hot tubs in the garden area and the second removing permitted development rights for the garden area.

Proposed by Mr Walter
Seconded by Mr Outhwaite
Members were unanimously in favour of the motion

Decided: Approved with conditions

7/2026/3049
Eastward Farm, Bampton, Penrith
Proposed change of use to a flexible use as a dwellinghouse (Use Class C3) or holiday letting accommodation.

Motion to approve the application with an additional condition that the property can only be used as a single unit of holiday accommodation.
Proposed by Mr Outhwaite
Seconded by Mr Rathbone
Members were unanimously in favour of the motion

Decided: Approved with conditions

7/2026/4020
Land adjacent to Falcon Place, Stockbridge Road, Eskmeals
Construction of a small maintenance & general storage agricultural building.

Motion to approve the application with conditions

Proposed by Mr Rathbone

Seconded by Mrs Lancaster

Members in favour of motion: 5

Abstentions: 1

Decided: Approved with conditions

7/2026/5112

Land to the south east of Sunny Bank Cottage, Little Langdale, Ambleside

Replacement of existing septic tank with sewage treatment plant installation.

Motion to approve the application with conditions

Proposed by Mrs Lancaster

Seconded by Ms Boak

Members were unanimously in favour of the motion

Decided: Approved with conditions

7/2026/5200

Wordsworth Hotel, Grasmere, Ambleside

Display of 5 signs: 1 externally illuminated-mounted fascia sign (Sign 1), 2 x single-sided externally illuminated low post-mounted signs (Signs 2 and 6), 1 x double-sided externally illuminated post-mounted sign (Sign 4) and 1 x double-sided Metal Arch sign (Sign 7).

Motion to approve the application with conditions with an additional condition that the signs specified for removal in the application be removed.

Proposed by Mr Outhwaite

Seconded by Mr Walter

Members were unanimously in favour of the motion

Decided: Approved with conditions

7/2026/5283

Clover Lea, Lickbarrow Road, Windermere

Demolition of existing lean-to sheds. Erection of single storey extension. Erection of detached garage.

Motion to approve the application with condition two substituted with an alternative condition requiring the implementation of the surface water drainage scheme.

Proposed by Mr Rathbone

Seconded by Mr Walter

Members were unanimously in favour of the motion

Decided: Approved with conditions

85/26 Delegated planning applications

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

86/26 Delegated compliance matters

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

87/26 Consultation responses

Responses to neighbouring authorities

Decided: to note the following external consultations:

7/2026/E0120 Cumberland Council

Development: Reserved Matters application seeking approval for layout, scale and appearance of the new farm buildings and slurry tower including retention of existing landscape screening related to OUT/2025/0003

Site: Field north east of Kassandra, Dean, Workington

No comments

7/2026/E0122 Westmorland & Furness Council

Development: House in multiple occupation licence
Site: 5, Belsfield Terrace, Bowness-on-Windermere
No comments

88/26 Appeals lodged

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

7/2025/2222 Development: The retrospective erection of an Anthracite grey pergola to the rear court yard of the Lake Road Inn Public House
Site: Lake Road Inn, 10, Lake Road, Keswick

89/26 Appeals decided

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

7/2024/2148 Development: Conversion of an agricultural barn to form one dwelling
Site: Emerald Bank, Newlands Valley, Keswick
DISMISSED
Delegated Decision

E/2022/0232 Development: Alleged unauthorised cabin used as living accommodation
Site: Land opposite Orchard View, Saltcoats, Holmrook
DISMISSED – Enforcement Notice upheld subject to variation of

E/2024/0105 Development: Alleged 10-bed holiday let
Site: Thwaite Howe, Thornthwaite, Keswick
DISMISSED - Enforcement Notice upheld, subject to variation

E/2025/0214 Development: Alleged change of use of agricultural buildings and land (7/2019/5661) to use a sawmill, manufacture of sheds

and furniture and store of classic cars and as distribution centre for roofing products and associated operations
Site: South Barn, Ayside, Grange-over-Sands
ALLOWED – Enforcement Notice quashed
Costs Not allowed

90/26 Tree Preservation Orders made

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

TPO 496 – Land at Cockenskell Farm, Blawith

91/26 Tree Preservation Orders confirmed

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

TPO 490 – High Ladore Farm, Borrowdale
TPO 491 – Pine How, Windermere

(The meeting concluded at 13:30)

Annex 1:

Public participation: Development Control Committee – Wednesday 5 August 2026

Planning Ref. Number	Planning Application Site	Name of person speaking
7/2026/3042 3	Howfoot, Pooley Bridge, Penrith, CA10 2NQ	
		Ms J Bedell-Harper (Agent)
7/2026/3046 4	Coast to Coast Field Barn, Rosgill, Penrith, CA10 2QX	
		Mr D Addis (Agent)
7/2026/5170 8	Boatmans Cafe, Rectory Road, Bowness-on-Windermere, LA23 3HJ	
		Mr T Hills (Agent)
7/2026/5215 10	St Annes Church, Ings, Kendal, LA8 9PY	
		Ms L Walker (Supporter - speaker) **Dr J Hiley** (Applicant – questions only)
7/2026/5248 11	Peacock Farm, Ashes Lane, Staveley, Kendal, LA8 9JS	
		Mr A Peacock (Applicant)