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 05 November 2025.

Present

Mr M Kidd (Chair)	Mr D F Rathbone
Mr P Dixon	Mr C J Southward
Mr J Jackson	
Mr A Pratt	2 vacancies

Apologies

Mr R Outhwaite	Mr P Walter

122/25 Apologies

Apologies were received from Mr Outhwaite and Mr Walter

123/25 Minutes

Decided: that the Minutes of the meeting held on 1 October 2025 be confirmed and signed by the Chair.

124/25 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.

125/25 Declarations of Interest

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

126/25 Public Participation

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

127/25 Site Inspections

The Head of Development Management informed Members that an amended planning application (7/2025/5493) had been received for the 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 at 'Field located between Loughrigg Park and Borrans Road, Ambleside' . He proposed that Members conduct a site inspection in order to understand the residential amenity arrangements and potential effects on neighbouring homes.

Members agreed to the Head of Development Management's proposal, but the arrangement of a suitable time and date was deferred until after the meeting.

Decided: to conduct site inspections at 14:00 on 11 November 2025 at: Field located between Loughrigg Park and Borrans Road, Ambleside (Grid ref: 374 038)

128/25 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.

129/25 Schedule of Planning Applications

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

Mr P Dixon joined the Committee at 10:12 and was reminded by the Chair that he would be unable to take part in discussions or voting for the first item.

7//2024/2182	Ullock Moss, Cupboard Field and land between West of Derwentwater, Borrowdale Valley, Portinscale The construction of a new a parking scheme, with amenities building at Ullock Moss, a new shuttle bus turning facility at Cupboard Field and a series of measures to the adjacent highway and footpath infrastructure Motion to refuse the application with the addition of a reference to Policy 09 – the Local Planning Policy for the North Distinctive area Proposed by Mr Jackson Seconded by Mr Rathbone Members in favour of motion: 4 Members against the motion: 1

Decided: Refused

The meeting was adjourned for an eight-minute break at 11:04 and reconvened at 11:12.

7/2025/2161	Grassmoor, Rickerby Lane, Portinscale, Cumberland Proposed 2 storey extension over single storey garage and utility room. Proposed lean-to roof over front door Motion to approve the application with conditions Proposed by Mr Southward

Seconded by Mr Jackson
Members were unanimously in favour of the motion

Decided: Approved with conditions

7/2025/5331 Land off Woodside Road, Crosthwaite, Kendal
Erection of a Self-build agricultural workers dwelling

Motion to approve the application with conditions including three additional conditions
Proposed by Mr Dixon
Seconded by Mr Rathbone
Members were unanimously in favour of the motion

Decided: Approved with conditions

7/2025/2151 Robin Hood Farm, Bassenthwaite, Keswick
Site for dwelling – variation of condition 3 (agricultural worker) of planning permission 7/1988/2078 to local occupancy
Consideration of this item was deferred

7/2025/2156 19, Church Street, Keswick
Change of use from Guest House to HMO (to provide staff accommodation for local hotel workers)

Motion to approve the application with conditions including an amendment to condition three
Proposed by Mr Jackson
Seconded by Mr Southward
Members were unanimously in favour of the motion

Decided: Approved with conditions

7/2025/4075	Parsonage Farm, Silecroft, Millom Non-material amendment to application 7/2025/4011 (Slurry Tower) to confirm exact size and colour Motion to approve the application unconditionally Proposed by Mr Jackson Seconded by Mr Rathbone Members were unanimously in favour of the motion

Decided: Approved unconditionally

7/2025/5310 and 5311	Laurel Cottage Guest House, St. Martins Square, Bowness-on-Windermere Change of use of part of guest house (C1) to bar/drinking establishment and associated refurbishment works Motion to approve the application with conditions including the addition of conditions providing limitations to the siting of tables or chairs on land to the rear (east) and side (south) and an informative about the need for listed building conssent Proposed by Mr Jackson Seconded by Mr Pratt Members in favour of motion: 5 Abstentions: 1

Decided: Approved with conditions

7/2025/5311	Change of use of part of guest house (C1) to bar / drinking establishment and associated refurbishment works Listed Buildings consent

Motion to grant Listed Building consent
Proposed by Mr Southward
Seconded by Mr Pratt
Members were unanimously in favour of the motion

Decided: Listed Building consent granted

7/2025/5404 Pipistrel House, Finsthwaite Lane, Backbarrow
New dwelling in the garden of existing dwelling

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

Decided: Approved with conditions

The meeting was adjourned for a three-minute break at 12:25 and reconvened at 12:28.

7/2025/5410 Lane Head, Coniston, Cumbria
Extension and alterations to an existing treatment studio, with improvement of the surrounding grounds including a shed and raised terrace

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

7/2025/5484 Field North of Old Bark House, Field adjacent Old Bark House, Hawkshead Hill, Ambleside

Folly, viewing station field building

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

Decided: Refused

130/25 Delegated Planning Applications

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

131/25 Delegated Compliance Matters

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

132/25 Consultation Responses

Responses to neighbouring authorities

Decided: to note the following external consultations:

Morgan Offshore Wind Farm Development Consent Order
Development Consent Correction Order
Response: No comments

133/25 Appeals Lodged

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

7/2024/4097	Development: Erection of 3 dwellings – outline approval ref 7/2020/4077 Site: Fairfield, Eskdale, Holmrook Section 78 appeal
7/2025/4038	Development: Retention of existing fishpond, summerhouse and car port, and change of use of land to garden area Site: Low Wood Cottage, Wasdale, Seascale

Section 78 appeal

134/25 Appeals Decided

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

7/2025/2028	Development: Two storey side extension, conversion of attic and new rear entrance porch Site: Yew Tree Cottage, Portinscale, Keswick Decision: DISMISSED Delegated
7/2024/5145	Development: Use of existing ancillary accommodation as ancillary accommodation and holiday let Site: La Sagesse, Queen's Drive, Windermere Decision: DISMISSED Delegated
E/2023/0259	Development: Without planning permission, the making of a material change of use of the land from a single dwellinghouse to three dwellinghouses Site: La Sagesse, Queen's Drive, Windermere Decision: ALLOWED – Enforcement notice quashed and planning permission granted subject to a local occupancy condition Delegated
7/2024/5674	Development: Construction of a new 2 bedroom detached property on a garden plot Site: Fellside Close, Kendal Road, Bowness on Windermere Decision: DISMISSED Delegated
E/2022/0242	Development: Alleged widening of gate and creation of track

Site: Land at Nicholas Coppice, Red Bank Road, Grasmere

Decision: DISMISSED – Enforcement Notice upheld

135/25 Judicial Review Decision

The Deputy Chair of the Authority expressed gratitude to everybody involved in the Elterwater Quarry Judicial Review decision, commenting particularly on the quality of both guidance received from Officers, and Member discussions of a complex process.

136/25 Tree Preservation Orders Confirmed

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

TPO 484	Land at Belmount, Outgate, Hawkshead
TPO 485	Woodland at Maiden Castle, Watermillock

(The meeting concluded at 12:49)

Annex 1:

Public Participation: Development Control Committee – 5 November 2025

Planning Ref. Number	Planning Application Site	Name of person speaking
7/2024/2182 1	Ullock Moss, Cupboard Field and land between West of Derwentwater, Borrowdale Valley, Portinscale	**Cllr Caroline Howarth** (Above Derwent Parish Council) **Mr M Buttinger** (Objector)
		Mr C Granger (Agent) – Available to answer questions **Mr P Blair** (Transport Consultant) **Mr H Tonge** (Planning Consultant)
7/2025/2161 4	Grassmoor, Rickerby Lane, Portinscale, Cumberland	
		Mr P Winter (Applicant's Representative)
7/2025/5331 8	Land off Woodside Road, Crosthwaite, Kendal	
		Ms A Jones (Agent)