

## **DEVELOPMENT CONTROL COMMITTEE – 3 DECEMBER 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**

7/2024/2207 S73 (Amend/Delete Condition)

Plots A and B, Land at Bristowe Hill, Crosthwaite Road, Keswick, CA12 5PG  
2no. local needs dwellings following the withdrawal of application 7/2021/2228 -  
variation of condition 2 (plans) and condition 8 (foul water drainage) of planning  
permission 7/2021/2367

7/2025/2136 Listed Building Consent application

Little Braithwaite Farm, Braithwaite, Keswick, CA12 5SR  
Remove internal store wall to form larger utility. Add windows to existing openings  
and create a new doorway access. Insulate and associated finishes internally

7/2025/2165 Full Planning application

Stelvio, Applethwaite, Keswick, CA12 4PN  
Extend existing bungalow replacing loft space/roof with new storey, including  
external insulation with rendered finish, new windows, and raised terrace/deck to  
the front

7/2025/2166 Full Planning application

Sunny Bank, Chestnut Hill, Keswick, CA12 4LR  
Extension of house to create new kitchen and bedroom. Moving the entrance to  
the existing parking area and addition of 1 offstreet parking space

7/2025/2167 Notice of Intention (Agricultural, Q6g)

Latterhead House, Thackthwaite, Lorton, CA13 0RR  
New track to manage and maintain the agricultural unit

7/2025/2172 S73 (Amend/Delete Condition)

Brackenrigg, Portinscale, Keswick, CA12 5RW  
Two storey side extension incorporating bedrooms, kitchen and side garage –  
variation of condition 2 (plans) of planning permission 7/2022/2085 to amend  
design of proposed extension

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/2025/0182 Tree Work in Conservation Area

Upper Fitz Park, Station Road, Keswick, Cumbria, CA12 4NF

Holly tree (marked with red x in notification) - Remove and crown lift the lower branches to 3 metres over the grassed area.

T/2025/0183 Tree Work in Conservation Area

Upper Fitz Park, Station Road, Keswick, Cumbria, CA12 4NF

1 x Ash tree (marked with red x in notification) - Fell to ground level.

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

7/2025/4070 Notice of Intention (Agricultural, Q6g)

Broomhill, Holmrook, CA19 1UL

Shed for storing agricultural equipment and apple crop

## **WESTMORLAND & FURNESS**

7/2024/3086 Major full application

Sharrow Bay Country House Hotel, Howtown, Penrith, CA10 2LZ

Proposed refurbishment of hotel including restaurant, provision of additional guest accommodation, new spa, new car parking and outbuilding with associated landscaping.

7/2025/3056 CLEUD - Certificate of Lawfulness of Existing Use or Development

Land at Park Foot Holiday Park, Howtown Road, Pooley Bridge, Penrith, CA10 2NA

Change of use of both Euserigg and Fellside fields to a mixed, seasonal use for camping during the summer months (April to September) and agricultural use (primary grazing) outside these months (October to March)

7/2025/3077 Listed Building Consent application

Hartsop Hall, Hartsop, Penrith, CA11 0NZ

Internal alterations to the first floor

7/2025/3091 S73 (Amend/Delete Condition)

Grove Foot Farm, Thackthwaite, Penrith, CA11 0NA

Proposed conversion of barn and change of use for holiday letting purposes - variation of condition 2 (plans) on planning permission 7/2021/3106 integrate the existing lean to into the proposals

7/2025/3094 Full Planning application

Basecamp North Lakes, Cocklakes House, Troutbeck, Penrith, CA11 0SG

Siting of seven huts including associated operations

7/2025/3101 Full Planning application

3, Mellfell View, Penruddock, Penrith, CA11 0QZ

Creation of 1 parking space

7/2025/3105 Full Planning application

Bluebell House, Dacre, CA11 0LU

Proposed rear extension to provide floorspace to existing accommodation.

7/2025/3112 S73 (Amend/Delete Condition)

Moorahill, 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 downtakings, insulation to inside of all external walls, insulation between and under rafters, new floor finishes. Construct timber greenhouse with stone rubble wall to base - amendment of condition 2 (plans) of listed building consent 7/2023/3063: alternative plans

7/2025/3114 Full Planning application

Land to the South West of Latrigg, Rosgill, Penrith, CA10 2QX

Proposed replacement of a septic tank with a treatment plant

7/2025/3115 S73 (Amend/Delete Condition)

Lowside Cottage, Helton, Penrith, CA10 2QA

Erection of double garage, removal of trees, new driveway and minor changes to front and rear facades - variation of condition 2 (plans) on planning permission 7/2023/3075 amend external finishes to the proposed double garage

7/2025/3117 Full Planning application

Town Foot Farm, Roundthwaite, CA10 3XU

Extension of existing dwelling through conversion of attached barn and reconstruction of attached lean-to outbuilding.

7/2025/3121 Full Planning application

Land opposite The Herdwick Inn, Penruddock, Penrith, CA11 0QU

Proposed sunroom on rear elevation

7/2025/3132 Non material amendments

Knotts View, Watermillock, CA11 0JJ

Non-material amendment to planning permission 7/2022/3045 (Demolition of existing single storey extension and erection of two storey extension with glazed link at first floor) Change of colour to windows & window surrounds from green to white. Change of colour to fascias, soffits, gutters, rainwater pipes and timber framing from green to black. Window and door style to proposed extension (north east elevation) and introduction of rainwater pipes (north east elevation).

T/2025/0167 TPO application

Bank Barn, Wreay, Watermillock, Penrith, CA11 0LT

2 x Ash trees (protected by G1 of TPO: 208) - Fell to ground level.

7/2025/5255 Full Planning application

High Arnside Farm, Coniston, LA21 8DW

The siting of a Shepherds Hut and installation of a septic tank

7/2025/5296 Full Planning application  
Lake House, Lakeside, Ulverston, LA12 8AU  
Change of use of field to domestic garden space, the retention of stone boundary wall on boundary with Far End Cottage, the retention of the flagged path and the lower flight of ornamental steps, and the erection of 900mm fence and gate

7/2025/5313 Full Planning application  
Longlands Farm, Aynsome Road, Cartmel, Grange-over-sands, LA11 6HJ  
Front, side and rear single storey extension with rear dormer window to Farmhouse

7/2025/5374 S73 (Amend/Delete Condition)  
Bryers Cottage, Far Sawrey, Ambleside, LA22 0LW  
Variation of condition 5 (Landscaping) of planning permission 7/2025/5244, erection of dwelling and associated infrastructure following demolition of existing dwelling (variation of condition 2 (plans) on planning permission 7/2024/5550 - Variation of landscaping design

7/2025/5391 Full Planning application  
Wild Boar Hotel, Crook Road, Windermere, LA23 3NF  
Alterations to existing gate access to form improved vehicular access to new car park with a kiosk, within hotel grounds adjacent to the main hotel and facilities. Gate and removable post and rail system to be added to existing car park exit for emergency access only.

7/2025/5401 Full Planning application  
Grasmere Garden Centre, Grasmere, Ambleside, LA22 9SW  
Erection of 3 no. dwellings for local employees subject to local occupancy restrictions.

7/2025/5405 S73 (Amend/Delete Condition)  
Raeswyke, Longlands Road, Windermere, LA23 1DL  
Variation of condition 2 (Plans and Design and Access Statement) on planning permission 7/2023/5790 demolition of an existing stable building and construction of a new 1.5 storey leisure building including swimming pool and ancillary accommodation. Includes recladding and reroofing of existing garage and boat store.

7/2025/5409 Full Planning application  
Bluebell Barn, Greenodd, Ulverston, LA12 8HX  
Change of use to dwelling and childminding business

7/2025/5411 Full Planning application  
Boars Rock, Crook, Kendal, LA8 8LQ  
Proposed change of use of former garage to coach house to home gym and renovation of coachman's accommodation to reading room

7/2025/5412 Listed Building Consent application  
High Hampsfield Farm, Hampsfield, Grange over Sands, Cumbria, LA11 LY  
Demolish and rebuild 1950's dairy (Freezer Room)

7/2025/5414 Notice of Intention (Telecoms, Q6g)  
Linear route along unnamed track near Coniston  
Proposed upgrade of fibre optic infrastructure comprising the installation of ducting and underground chambers

7/2025/5423 Full Planning application  
High Hampsfield Farm, Hampsfield, Grange over Sands, Cumbria, LA11 LY  
Demolish and rebuild 1950's dairy (Freezer Room)

7/2025/5431 Full Planning application  
Nathans, Brigsteer, Kendal, LA8 8AN  
Proposed new garage and carport on site of existing garage extension and alterations to house

7/2025/5459 Full Planning application  
Cragg House Farm, Crook, Kendal, LA8 9HS  
Demolition of part of single storey addition to north side and replacement with 2 storey extension and new roof

7/2025/5460 Reserved Matters  
Springfield Quarry, Colton, Ulverston, LA12 8HE  
Reserved matters application for details of landscaping, layout, access and scale of development - new detached dwellinghouse (outline application no. 7/2024/5731)

7/2025/5461 Full Planning application  
Helm End, Grasmere, Ambleside, LA22 9QN  
Replacement of the existing garage building and re-arrangement of the ground floor to include a small bay window

7/2025/5466 Full Planning application  
Bellman Landing South, Boathouse 1, Storrs Park, Windermere, LA23 3LH  
Construction of one replacement 2-storey boathouse, replacement jetty and associated site works and dredging at 1 Bellmans landing

7/2025/5470 Full Planning application  
Mill Ghyll, Low Lane, Brigsteer, Kendal, LA8 8AT  
Single storey extension

7/2025/5485 Full Planning application  
High Birks Farm, Crosthwaite, Kendal, LA8 8BX  
Installation of in-roof solar PV array and air-source heat pump; replacement windows and doors on a like-for-like basis; conversion of 3no existing windows into doors; removal of internal ground floor wall; internal fabric improvements to improve thermal performance and airtightness

7/2025/5486 Full Planning application  
Meadow Bank, Kendal Road, Staveley, Kendal, LA8 9LP  
Front lean-to extension to create undercover seating, open on 2 elevations, closed on south elevation.

7/2025/5487 Notice of Intention (Agricultural, Q6g)

Parcel of land East of Back Lane, Boothwaite Nook, Broughton West, Broughton in Furness

Erection of a steel framed agricultural building for storage of equipment, animal food and bedding

7/2025/5490 S73 (Amend/Delete Condition)

Briar Cragg, Gale Rigg, Ambleside, LA22 0AZ

Variation of condition 2 (plans) of planning permission 7/2025/5260, replacement garage - increase dimensions

7/2025/5494 Full Planning application

Above The Bay Guest House, 5 Brackenfield, Bowness-on-Windermere, LA23 3HL

Lower ground floor extension to form gym and other external alterations including moving of external staircase, construction of balcony and other external ground works. Demolition of existing garage and roof and replacement with double storey extension to form new garage and study above.

7/2025/5498 Full Planning application

Barn adjacent to Hill Top, Coniston, LA21 8AR

Change of Use of Building to Domestic Storage and Ancillary Accommodation (Granny Annex) to Stone Leys, Haws Bank, Coniston

7/2025/5508 S73 (Amend/Delete Condition)

Highfield, Easedale Road, Grasmere, LA22 9QJ

Replacement house - variation of condition 2 (plans) of planning permission 7/2024/5639 to amend the design and position of the house

7/2025/5510 Full Planning application

Rockery Wood, South Crescent, Windermere, LA23 1DH

Detached garage

7/2025/5515 S73 (Amend/Delete Condition)

High Haybridge, Bouth, LA12 8JG

Construction of a part single storey, part two storey extension to a dwelling - variation of condition 2 (plans) of planning permission 7/2025/5256 to amend the window arrangement on the end bedroom extension.

7/2025/5517 Full Planning application

Low Foulshaw Farm, Levens, Kendal, LA8 8ET

Erection of replacement agricultural livestock building. Existing building has consent to be demolished under application 7/2025/5042

7/2025/5519 Full Planning application

Waterbeck, Thornbarrow Road, Windermere, Cumbria, LA23 2DG

Replacement utility extension with attached garden room

7/2025/5521 Full Planning application

Field at Gawthwaite, Ulverston, LA12 8EU

Proposed new access and field gate

7/2025/5523 Full Planning application

Dellside, Queens Drive, Windermere, LA23 2EL

Demolition of existing stone steps to back door. Erection of single storey rear extension

7/2025/5532 Full Planning application

Old Fisherbeck, Old Lake Road, Ambleside, LA22 0DH

Single storey extensions and alterations to existing dwelling

7/2025/5542 S73 (Amend/Delete Condition)

Crooked Gate, Brigsteer, Kendal, LA8 8AH

Single-storey side extension - variation of condition 2 (plans) on planning permission 7/2024/5326 slight increase in size and removal of sedum roof finish

T/2025/0138 Tree Work in Conservation Area

The Gate, Sweden Bridge Lane, Ambleside, LA22 9EX

Beech tree (marked as Beech tree in notification) - Reduce by 2-3m, to previous pruning points.

T/2025/0156 TPO application

Ennerdale Water, Neaum Crag, Skelwith Bridge, Ambleside, Cumbria LA22 9HG

T1 - Hazel tree - Coppice to ground level leaving a stool for new stems to develop.

T2- Sycamore tree - Crown raise to 4.8 m above ground level over the car park.

T3- Sycamore tree - Fell to ground level.

T108 - Larch tree - Crown raise 2 x lowest limbs over the car park to give clearance for vehicles (approx 4.8m above ground level).

T4- Sycamore tree - Fell to ground level.

T/2025/0159 TPO application

Potter Tarn, 71, Neaum Crag, Loughrigg, Ambleside, LA22 9HG

T163- Beech tree - Prune crown of the tree growing over the lodge and the decking area to create a clearance of up to 2m.

T162-Oak tree- Remove epicormic growth up to the first main lateral branch.

T161- Oak tree - Remove dead limb over the road (exempt works).

T1- Hazel - Coppice to ground level leaving a stool for new stems to develop.

T/2025/0162 TPO application

Hollow Clough Ghyll Wood, Crosthwaite, Kendal, LA8 8HX

T9 Oak tree - Remove broken, hanging branch in the lower crown to the south at 2m.

T10 Oak tree - Remove broken, hanging branch in the lower crown to the south at 3-4m.

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/2025/0164 TPO application

Windermere Lodge, Neaum Crag, Loughrigg, Ambleside, LA22 9HG

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

Oak tree (listed as T41.01 in application) - Fell to ground level.

Fell conifer hedge - Hedgerows are not protected by the TPO.

T/2025/0166 TPO application  
Storrs Hall Hotel, Storrs Park, Bowness-on-Windermere, Windermere, LA23 3LG  
To carry out all tree safety work highlighted in the arboricultural report

T/2025/0171 Tree Work in Conservation Area  
Salutation Hotel, Lake Road, Ambleside, Cumbria, LA22 9BX  
Cherry tree (marked as Cherry tree to remove in notification) - Fell to ground level.

T/2025/0175 TPO application  
4 Brook Court, Brook Road, Windermere, LA23 2BP  
Oak tree (Protected as T1 of TPO: 81) - Fell due to amount of heavy crown dieback.

T/2025/0178 Tree Work in Conservation Area  
Gara Garth, Town Head, Troutbeck, Windermere, LA23 1PP  
T001 Cherry Plum tree - Fell to ground level.  
T002 Wild Cherry tree - Fell to ground level.

T/2025/0179 TPO application  
Nab Wood, Ferry Nab, Windermere, LA23 3JH  
Beech tree (marked as 1 in application) - Crown raise over the highway to approximately 5m above ground level.  
Beech tree (marked as 2 in application) - Crown raise over the highway to approximately 5m above ground level. Prune damage limbs to suitable pruning points.  
Beech tree (marked as 3 in application) - Crown raise over the highway to approximately 5m above ground level. Reduce 3 x overextended limbs to bring them into balance with the rest of the crown.  
Oak tree (marked as 4 in application) - Reduce 2 x lower limbs by up to 2m.

T/2025/0181 Tree Work in Conservation Area  
Holly Grove, College Road, Windermere, LA23 1BX  
Cypress tree (marked with red x in notification) - Fell to ground level.

T/2025/0186 Tree Work in Conservation Area  
Royalty Cinema, Lake Road, Bowness-On-Windermere, Windermere, LA23 3BJ  
Wych Elm tree (listed as T1 in notification) - Fell to ground level.

T/2025/0187 Tree Work in Conservation Area  
Grey Walls Hotel, Elleray Road, Windermere, LA23 1AG  
Conifer tree (marked as T1 in notification) - Fell to ground level.  
Conifer tree (marked as T2 in notification) - Fell to ground level.  
Conifer tree group (marked as T4 in notification) - Fell to ground level.  
Mixed species tree ground (marked as 1 in notification) - Fell to ground level,  
Birch tree (marked as T6 in notification) - Fell to ground level.

NB: consent not required for work to T5 Cherry Laurel.

T/2025/0188 Tree Work in Conservation Area  
The Grange Lodge, Ambleside Road, Windermere, LA23 1AX

Birch tree (listed as T1 in notification) - Fell to ground level.  
Birch tree (listed as T2 in notification) - Fell to ground level.  
Purple Plum tree (listed as T3 in notification) - Fell to ground level.

T/2025/0192 Tree Work in Conservation Area  
7 Old College Park, Phoenix Way, Windermere, Cumbria, LA23 1BZ  
Yew tree (marked with blue circle in notification) - Crown reduction by up to 4ft.

T/2025/0208 5 Day Notice (TPO or Conservation Area)  
Windermere Marina Village, Bowness On Windermere, Cumbria, LA23 3JQ  
Fell 1x failed Alder tree. Fell 1x partially failed Willow tree - 5 day notice

T/2025/0209 5 Day Notice (TPO or Conservation Area)  
Neaum Crag, Loughrigg, Ambleside, LA22 9HG  
Tree 280 - Remove 1 x broken branch - 5 day notice

T/2025/0215 5 Day Notice (TPO or Conservation Area)  
2, Old Belfield, Bowness-On-Windermere, Windermere, LA23 3HT  
Fell 1 x Western Red Cedar tree - 5 day notice