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 4 November 2026.

Present

Mr M Kidd (Chair)	Mr A Pratt
Mr P Dixon	Mr D F Rathbone
Mrs J Lancaster	Mr P Walter
Mr R Outhwaite	1 vacancy

Also in attendance

Chair of the Authority: Mr J Jackson

123/26 Apologies

Apologies were received from Ms Boak.

No Apologies Received

Mr Southward

124/26 Minutes

Decided: that the Minutes of the meeting held on 7 October 2026 be confirmed and signed by the Chair.

125/26 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.

126/26 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 Walter declared a personal interest in relation to item 7/2026/2096, Oakside, Braithwaite, Keswick as a friend of the applicant. He confirmed that he would remain at the table but not take part in discussion or voting for this application.

127/26 Questions

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

128/26 Public participation

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

129/26 Site inspections

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

130/26 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.

131/26 Schedule of planning applications

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

7/2026/2093

Elm Lodge, Hesket Newmarket, Wigton

Replacement of sash windows on the front aspect of the property

Mr Dixon arrived at 10:09 and sat out of discussion and abstained from voting in the first item.

Motion to delegate to Head of Development Management to determine
Proposed by Mr Pratt
Seconded by Mrs Lancaster
Members were unanimously in favour of the motion

Decided: Delegation to Head of Development Management to determine was approved.

Mr Dixon joined the meeting at 10:16.

7/2026/5388

1 Fir Garth, Chapel Stile, Ambleside

Demolition of outbuilding and erection of ancillary annex

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

Decided: Approved with conditions

7/2026/5426

1 Lakeshore Boathouses, Storrs Park, Windermere

Erection of a carport ancillary to an approved boathouse development

Motion to refuse the application on the grounds of over-development on-site and visual impact on lakeshore appearance.
Proposed by Mr Walter

Seconded by Mr Rathbone

Members in favour of motion: 3
Members against the motion: 4

The motion failed.

Motion to approve the application with conditions
Proposed by Mr Pratt
Seconded by Mrs Lancaster
Members in favour of motion: 4
Members against the motion: 3

Decided: Approved with conditions

The meeting was adjourned at 11:09 for an eleven-minute break and reconvened at 11:20. Mr Dixon rejoined to the meeting at 11:21 and took part in discussions and voting for application 7/2026/2096.

7/2026/2096
Oak Side, Braithwaite, Keswick
Change of use from single house to single house with self- contained residential unit for holiday letting / domestic annex accommodation

Motion to delegate to Head of Development Management to approve with conditions
Proposed by Mr Pratt
Seconded by Mr Dixon
Members in favour of motion: 4
Members against the motion: 2
Abstentions: 1

Decided: Delegation to Head of Development Management to approve with conditions was approved.

7/2026/5442

High Cross Lodge, Bridge Lane, Troutbeck, Windermere

Alterations to existing domestic garage to facilitate use as ancillary annex in association with High Cross Lodge

Motion to approve the application with conditions

Proposed by Mr Pratt

Seconded by Mr Rathbone

Members in favour of motion: 6

Members against the motion: 1

Decided: Approved with conditions

132/26 Delegated planning applications

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

133/26 Delegated compliance matters

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

134/26 Consultation responses

Responses to neighbouring authorities

Decided: to note the following external consultations:

7/2026/E0163

Westmorland & Furness Council

Development: Installation of 101 hardstanding bases with associated car parking, access and landscaping (revised application)

Site: Whitbarrow Village, Berrier Penrith

7/2026/E0167

Westmorland & Furness Council

Development: Change of use of land from agricultural for use as holiday lodge

Site: Land at Bright Tarn, Berrier, Greystoke, Penrith

135/26 Appeals lodged

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

7/2025/2189

Development: Erection of a single storey local occupancy dwelling

Site: Land at Vendace Court, Keswick

Appeal Type: Written Evidence (part 2)

7/2025/4077

Development: Change of use of land to static caravan site and removal of redundant former reception building and associated site works

Site: Dockray Meadow Caravan Park, Lamplugh, Cumbria

Appeal Type: Written Evidence (part 2)

7/2026/3046

Development: Change of use of barn to a local occupancy dwelling including associated operations

Site: Coast to Coast Field Barn, Rosgill, Penrith

Appeal Type: Written Evidence (part 2)

136/26 Appeals decided

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

7/2025/5543

Development: Boat House

Site: 2 North Field, Newby Bridge, Ulverston

DISMISSED – Delegated Decision

7/2026/5189

Development: Addition of a single storey glass roof to the rear elevation of the property

Site: Winnow Barn, Meathop, Grange-Over-Sands

DISMISSED – Delegated Decision

137/26 Tree Preservation Orders confirmed

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

TPO 494

Sheepdog Field, East of Calvert Way, Keswick

TPO 495

Copper Beech Tree at Meadowcroft, Storrs Park

The Head of Development Management provided an update on changes to the planning appeals process (handled by the Planning Inspectorate) which will significantly increase the proportion of planning appeals dealt with through the expedited process.

(The meeting concluded at 12:11)

Annex 1:

Public participation: Development Control Committee – 4 November 2026

Planning ref. number	Planning application site	Name of person speaking
7/2026/2093 1	Elm Lodge, Hesket Newmarket Wigton	
		Mr Z Poulton (Applicant)
7/2026/5388 3	1 Fir Garth Chapel Stile Ambleside	
		Mr Adam Perry (Agent)
7/2026/5426 4	1 Lakeshore Boathouses Storrs Park Windermere	
		Mr D Brown (Applicant)