



BARROW TOWN COUNCIL

Town Hall, Duke Street, Barrow-in-Furness LA14 2LD

Minutes of the Town Council Planning Committee (**To offer consultation responses to the Westmorland and Furness Planning Authority**) held on Thursday 4th September 2025 in the Law Library, Town Hall, Barrow-in-Furness. LA14 2LD

Cllr J McEwan	Chair - Present	Cllr D Morrison	Present
Cllr A Coles	Deputy - Present	Cllr C Thomson	Present
Cllr M Leach	Present	Cllr B Elliot	Present
Cllr D Petrova	Apologies	Cllr J Murphy	-

In attendance: Claire Nolan (Deputy Town Clerk) Cllr N Holmes (Observing)

P/171/2025 Apologies

Received and accepted from Cllr Petrova

P/172/2025 Presentation from Centrica (B03/2025/0281)

Chair welcomed Mr Andrew Fillmore, Town Planning Manager from Centrica into the meeting via an online video link to give a brief presentation on planning application B03/2025/0281 Former Roosecote Power Station, Rampside Road, Barrow. Mr Fillmore gave a powerpoint presentation regarding the site size, access, working hours, noise levels and batteries being in a liquid form, which is inflammable compared to the usual solid lithium iron batteries. All present thanked him for his time in delivering further information on the planning application and stated that they would discuss further in this meeting, alongside the other applications.

P/173/2025 Declarations of Interest

Cllr A Coles in respect of his membership on Westmorland and Furness Council.

P/174/2025 Exclusion of the Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P/175/2025 Minutes of the last Meeting held on 10th July 2025.

Resolved:

To approve the Minutes as a correct record and authorise the Chair to sign.
Proposed by Cllr C Thomson and seconded by Cllr M Leach. All agreed.

P/176/2025 Minute Action Sheet

No outstanding matters noted.

P/177/2025 Planning Applications

The Committee considered the Planning Applications shown in Appendix 1 to these minutes.

B18/2025/0162 – Land at Allotments Red Ley Lane, Barrow. Lack of information as to the size of the 5 x shipping containers on this allotments site. Also consideration of what they are being used for and who is the owner of the land. A letter requesting more information on this planning application to be submitted to the Planning Department at Westmorland & Furness Council.

P/178/2025 – Barrow Town Council website

Discussion if it would be helpful to update the Barrow Town Council website with details of planning applications objections that have been raised with Westmorland and Furness Council, alongside any responses we receive, or lack of a response.

P/179/2025 Date of Next Meeting

Thursday 2nd October 2025 at 17.30pm in the Law Library, Town Hall, Duke Street, Barrow-in-Furness. LA14 2LD

The meeting closed at 18:39 pm.

Claire Nolan

Deputy Town Clerk
Barrow Town Council

APPENDIX 1

B13/2025/0127	Land off Ormsgill Lane Cumbria LA14 4BJ	Erection of 9no. dwellinghouses with associated landscaping and parking
BPA4/2025/0275	Walney Aerodrome Airfield Red Ley Lane Barrow-In-Furness Cumbria LA14 3YJ	Application to determine if prior approval is required for proposed demolition of existing buildings (3 single-storey hangers, Portakabin, and shipping container) and levelling of the site
B28/2025/0232	Former Sports Ground, Cows Tarn Lane/West Shore Road Barrow-in- Furness Cumbria	Approval of Details Reserved by Condition nos. 3 (Construction Method Statement), 4 (Existing Scrub Protection Measures) and 5 (Written Procedure for removal of Scrub and Grassland) of Planning Application ref: B12/2025/0084 (Section 73 Variation of Condition 2 (Approved Plans) of Planning Application ref: B12/2024/0465 (Application under section 73 for variation of condition No.2 following grant of permission B12/2022/0815 (The construction of a new Outdoor Activity Community Centre for Westmorland and Furness Council, and an Environmental Education Facility for Natural England, together with the creation of varied park land, informal sports areas, outdoor community growing space, outdoor teaching spaces, provision for community camping, and the demolition of the existing changing rooms pavilion [amended description]) to allow revised design for the community building, change of construction method and update to the design for the park land), to allow a change in appearance and layout of the Natural England building)
B21/2025/0280	26 Rampside Barrow-In- Furness Cumbria LA13 OPY	Erection of single storey side/rear extension (following demolition of existing rear sun room)
B21/2025/0278	6 North Scale Barrow-In- Furness Cumbria LA14 3RW	Proposed stabilising works to barns, including partial demolition and rebuilding works and capping masonry walls.
B23/2025/0279	6 North Scale Barrow-In- Furness Cumbria LA14 3RW	Listed Building Consent proposed stabilising works to barns, including partial demolition and rebuilding works and capping masonry walls.
B28/2025/0288	(SASK) Submarine Academy For Skills And Knowledge, Buccleuch Dock Road, Barrow, Cumbria	Approval of Condition 4 (Materials for construction of external surfaces of proposed security office and SASK entrance alterations) of Planning Application ref:B18/2024/0494 (Installation of upgraded fences, gates, turnstiles, and welfare cabins to establish a new secure line, including an extension of the existing SASK building to accommodate a Security Office, hard and soft landscaping, associated servicing, and related works)
B23/2025/0238	Alfred Barrow Health Centre Duke Street Barrow-In-Furness Cumbria LA14 2LB	Listed Building Consent to install cabling through existing cable trays to external wall to new EV chargers in ambulance station car park
B21/2025/0287	24 Shelley Drive Barrow- In-Furness Cumbria LA13 9UD	Erection of wooden gazebo to rear garden
B07/2025/0271	Land south of County Coachbuilders, Park Road (adjoining Middlefield) Barrow-in- Furness, Cumbria	Reserved Matters application for the approval of access, layout, scale, landscaping, and appearance pursuant to outline planning permission ref:B07/2021/0771 for the residential development of 48 dwellings and associated infrastructure (Hybrid Planning Application for mixed use development comprising builders

		merchant (Sui Generis) including trade counter, outside storage and display area, with landscaping, open space, access, car parking, drainage including Sustainable Urban Drainage Systems (SUDS) and associated works in full; and residential development of up to 48 dwellings including landscaping, open space, drainage (including SUDS) and associated works in outline with all matters reserved)
B21/2025/0291	6 Wheatclose Road Barrow-In-Furness Cumbria LA14 4EJ	Erection of single storey rear extension (following demolition of existing conservatory)
B21/2025/0294	4 Seathwaite Road Barrow-In-Furness Cumbria LA14 4LT	Erection of single storey rear extension and garage/utility room side extension (following demolition of car port)
B28/2025/0305	Former Gas Condensate Site St Andrews Street Barrow-in-Furness Cumbria	Application for approval of details reserved by Condition No. 17 (Hydraulic Breaker Use) of planning permission 2024/0477 (Demolition of all structures, bulk earth movements and engineering works to create a level land platform)
B26/2025/0309	4 Waver Court Barrow-In-Furness Cumbria LA13 OPR	Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for erection of single storey rear extension and installation of new window opening
B20/2025/0283	63 Harrison Street Barrow-In-Furness Cumbria LA14 1ER	Change of use from 6 bedroomed HMO (Class C4) to 7 bedroom, 7 person HMO (Sui-Generis) including rear first floor extension to form 7th bedroom and provision of refuse storage and cycle parking to rear courtyard
BLHC/2025/0304	176 Marsh Street Barrow-In-Furness Cumbria LA14 2BZ	Prior Approval (Larger Homes Extension) for a 3.5m extension (Length from rear wall of the original house) 3.0m (height to the eaves) and 3.0m (height to highest point of the extension) - for a single storey rear extension
B06/2025/0260	Devonshire Dock Hall North Road Cumbria	Recladding of Devonshire Dock Hall, Amenity Towers and workshops and associated works to include replacement of external doors, roller shutters, double glazed units and new steel external stair and access door
B28/2025/0307	Access Track adjacent to Rampside Village Hall Rampside Barrow-In-Furness Cumbria	Application for Hedgerow removal _ Removal of 2.5M hedgerow to allow wider access for machinery in order to undertake improvement work at Rampside Wastewater Treatment Works.
B18/2025/0303	Sowerby Woods, Park Road, Barrow in Furness, Cumbria	Installation of 20m bridge to cross the valley at Sowerby Wood to establish the approved route of the King Charles III England Coast Path.
B18/2025/0162	Land at Allotments Red Ley Lane Barrow-in-Furness Cumbria	Installation of 5no. shipping containers (Retrospective Application)
B28/2025/0320	Housing Development, Bradys Yard, Wilkie Road, Barrow-in-Furness	Application for approval of details reserved by Condition No. 13 (highway construction details) & 14 (surface water drainage details) of planning permission B07/2014/0360 _ Outline permission for the redevelopment of warehouse and industrial land to a residential (84houses) (appearance, landscaping, layout and scale reserved).
B28/2025/0321	Housing Development, Bradys Yard, Wilkie Road, Barrow-in-Furness	Application for approval of details reserved by Condition No. 6 (Site Levels and eaves height of planning permission B07/2018/668 _ Approval of reserved matters for layout, scale, appearance and landscaping for 84 dwellings and associated infrastructure (Outline Permission B07/2014/0360)

B28/2025/0322	Barn at Stank Farm Stank Lane Barrow-In-Furness Cumbria LA13 OLR	Application for approval of details reserved by Condition No.3 (Biodiversity Gain Deemed Condition), Condition No.4 (Construction Method Statement) and Condition No.5 (Habitat Management and Monitoring Plan (HMMP)) of planning permission B20/2025/0041 _ Conversion of barn to dwelling (C3) (resubmission of B13/2023/0031) with revised parking arrangements opposite the site.
B28/2025/0319	University Of Cumbria Buccleuch Dock Road Barrow-In-Furness Cumbria LA14 2SW	Application for approval of details reserved by Condition No.16 (Green Travel Plan), Condition 21 (SUDS management),Condition 25 (30 yr management of BNG) and Condition 28 (Car parking and cycling strategy and management plan) of planning permission B12/2024/0525 (Application under Section 73a to vary Condition 2,18, 21 and 28 of application 2024/0050 (Application for variation of condition no. 19 and No. 29 of planning permission B12/2022/0263)).
BPA4/2025/0324	Caravan, Whinnels Farm Greystone Lane Barrow-In-Furness Cumbria LA13 ONX	Application to determine if prior approval is required under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6, for the proposed erection of a general purpose building for the storage of machinery, vehicles and other farming equipment.
BPA4/2025/0292	The Lodge, Seaview Riding School, Thorny Nook Lane, Barrow-In-Furness, Cumbria, LA14 3YG	Application to determine if prior approval is required for proposed erection of steel framed agricultural building for storage of hay, straw and agricultural machinery
B28/2025/0180	Sutherland Court, Barrow-in-Furness, Cumbria, LA14 1FE	Application for approval of details reserved by Condition No.5 (Soil testing), Condition No.7 (ground gas protection measures), Condition No.8 (Drainage management and maintenance plan) and Condition No.11 (verification report re remediation) of planning permission B07/2019/0261 (Application for a Minor Material Amendment (by variation of Condition 2) following the grant of planning permission 2018/0507 to omit substation and amend layout resulting in the provision of 1 no. additional dwelling(59 in total) and substitution of house types on Plot 53 from a 3 bed detached (Kilkenny) to a 3 bed semi (Tyrone) and a 2 bed semi (Cork) and provision of detached garage on Plot 11(2018/0507:Erection of 58 residential dwellings, consisting of 2, 3 and 4 bedroomed properties with associated works) (amended description).
B28/2025/0313	Land adjacent to BAE systems SASK, Buccleuch Dock Road Barrow-In-Furness Cumbria LA14 2SW	Application for approval of details reserved for Part Discharge of Condition No. 27 (part B only)(Cycle lane and link provision) of planning permission B12/2024/0525 Application under Section 73a to vary Condition 2 (Approved Plans- Variations to consist of extension of building to create additional teaching spaces to include changes to design, landscaping, elevations and floor plans), Condition 18 (New footway provision- variation to amend wording to allow change to the date for submission of footway design details), Condition 21 (variation to allow for update to FRA), Condition 28 (Cycle lane and link provision-variation to amend the wording to allow for a phased submission of details and a 3 month extension to complete the works) of application 2024/0050 (Application for variation of condition no. 19 and No. 29 of planning permission B12/2022/0263)(amended description).

BLHC/2025/0326	4 Stoneleigh Close Barrow-In-Furness Cumbria LA13 9UR	Prior Approval (Larger Homes Extension) for a rear kitchen/diner and utility extension (Length from rear wall of the original house 5.18 metres, height to the eaves 3.89 metres and height to highest point of the extension 2.77 metres)
B28/2025/0282	University Of Cumbria Buccleuch Dock Road Barrow-In-Furness Cumbria LA14 2SW	Application for Approval of Details Reserved by Condition No.8 (Cycle storage building/security cabin/substation facilities design details), Condition 13 (Landscape Scheme), Condition 19 (Cycle Parking Provision), Condition 21 (SUDS Management plan), Condition 22 (Energy Statement) and Condition 24 (Remediation scheme and Verification Report) of Planning Application ref: B12/2024/0525 (Application under Section 73a to vary Condition 2 (Approved Plans- Variations to consist of extension of building to create additional teaching spaces to include changes to design, landscaping, elevations and floor plans), Condition 18 (New footway provision-variation to amend wording to allow change to the date for submission of footway design details), Condition 21 (variation to allow for update to FRA), Condition 28 (Cycle lane and link provision-variation to amend the wording to allow for a phased submission of details and a 3 month extension to complete the works) of application 2024/0050 (Application for variation of condition no. 19 and No. 29 of planning permission B12/2022/0263) (amended description))
B21/2025/0285	32 Whinlatter Drive Barrow-In-Furness Cumbria LA14 4NJ	Erection of single storey side and rear extensions
B18/2025/0175	Hollywood Park Hindpool Road Cumbria LA14 2NA	Erection of a new restaurant unit (Class E(b)), alterations to landscaping and parking, and provision of delivery bay
B28/2025/0331	Spring Mount Church Spring Grove Barrow-In-Furness Cumbria LA14 5LU	Application for works to trees subject of Tree Preservation Order 2008 No.2. 25% crown reduction along with a crown lift to 4 metres to a sycamore tree (T3)
B21/2025/0329	5 Cherry Tree Way Barrow-In-Furness Cumbria LA13 0LG	Demolition of existing side conservatory. Construction of flat roof wrap around extension forming utility and sun room
B20/2025/0333	66 Buccleuch Street Barrow-In-Furness Cumbria LA14 1QG	Change of use from former hairdressing Salon (Class E) to Dwelling House (Class C3)
B21/2025/0330	56 Hawcoat Lane Barrow-In-Furness Cumbria LA14 4HF	Pitched roof rear extension with small raised decking structure.
B18/2025/0332	(Paul French Salon) 1 Rakesmoor Lane Barrow-In-Furness Cumbria LA14 4LG	Rear first floor bathroom and waiting area extension
B31/2025/0325	(Aldi) 148 Risedale Road Barrow-In-Furness Cumbria LA13 9RA	Application under Section 96 for a Non-Material Amendment to Planning Application B10/2021/0217 in relation to Condition No. 2 (Approved plans) to include realignment to shopfront glazing detail, raising of parapet on the roof to improve interface with gable end and slight changes to improve parking layout and servicing access.
B21/2025/0276	8 Lancet Drive Barrow-In-Furness Cumbria LA14 4SL	Raising level of rear garden to provide level surfacing to include the provision of synthetic grass and fencing (Retrospective Application)

B28/2025/0310	Town Hall Duke Street Barrow-In-Furness Cumbria LA14 2LD	Approval of Details reserved by Conditions 3 (Methodology and Specification), 4 (Paint Details), 5 (Partition Walls, Signage and Acoustic Panels) and 6 (Proposed Mechanical and Electrical Works) of listed building consent ref: B23/2024/0386 (Listed Building Consent for proposed internal works to part ground floor including creation of 3 new door openings, relocation and widening of door openings, installation of new partition walls and construction of new reception space, electrical and lighting upgrades and associated works of refurbishment)
B28/2025/0345	Abbey House Hotel Abbey Road Barrow-In-Furness Cumbria LA13 OPA	Application for works to trees subject of Tree Preservation Order 1977 No.1 and 2013 No.1 _ Removal of 3 oak trees (identified on Tree Survey plan) due to advanced ash die back disease.
B12/2025/0339	Barrow And Walney Aerodrome Red Ley Lane Barrow-In-Furness Cumbria LA14 3TD	Demolition of existing structures (3 single storey hangars, Portakabin, and shipping container) and existing associated slab. Erection of storage shed with apron and taxi route to runway, access, parking, and associated infrastructure.
B23/2025/0335	Pebble Stones Rampside Barrow-In-Furness Cumbria LA13 OPY	Listed Building Consent to install Solar panels (to front roof slope)
B21/2025/0336	Pebble Stones Rampside Barrow-In-Furness Cumbria LA13 OPY	Installation of solar panels (to front roof slope)
B26/2025/0273	St Johns Ambulance The Strand Barrow-In-Furness Cumbria LA14 2HG	Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for proposed internal works to provide 2no. additional assessment rooms and to provide waiting area and office space
B28/2025/0163	7 Dane Ghyll Barrow-In-Furness Cumbria LA14 4PZ	Application for works to trees subject of Tree Preservation Order TPO 1993 No. 1 - Area 1 T1 (Sycamore) and T2 (Sycamore) as shown on Location Plan to crown raise the trees to create clearance from the patio at neighbouring property. The proposed new height of the canopy would be 5 metres from the patio surface.
B21/2025/0348	11 Hartland Road Barrow-In-Furness Cumbria LA14 4EW	Single storey side extension forming extended kitchen, new flat roof to garage and partial conversion forming wc and single storey rear extension forming extended dining room
B26/2025/0328	Land at Sandscale Park Barrow-in-Furness Cumbria	Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) incorporating an assessment under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 (as amended) to allow for a proposed waste and fleet depot for the storage of waste collection vehicles, associated equipment, infrastructure, staff parking and facilities.
B18/2025/0341	18 Highlands Grove Barrow-In-Furness Cumbria LA13 0AJ	Construct new flat roofed wrap around rear & side extension comprising: Ground floor - kitchen with dining room/utility room/W.C. First floor - 2 bedrooms/landing. Creation of additional off street parking with widened driveway.
B28/2025/0357	7 Dane Ghyll Barrow-In-Furness Cumbria LA14 4PZ	Application for works to trees subject of Tree Preservation Order 1993 No.1 Area 1 _ T1 Sycamore _ Fell to ground level stack wood on site in manageable sections and remove all brushwood G1 4 x Sycamore Crown Reduction - Reducing the spread of the tree by up to 2 metres to give clearance over garage roof T2 Cherry Crown Reduction - Reducing the height and spread of the tree by up to 4 metres and remove all arisings T3 Dead Cypress _ Fell to ground level stack all arisings on site in habitat piles T4 Cypress _

		windblown uprooted Fell to ground level stack all arisings on site in habitat piles T5 Dead / Dying Cypress Fell to ground level stack all arisings on site in habitat piles T6 Oak Crown Reduction - Reducing the height and spread of the tree by up to 2 metres and remove all arisings
B18/2025/0272	99 Chatsworth Street Barrow-In-Furness Cumbria LA14 5TP	Erection of a garage workshop
B03/2025/0281	Former Roosecote Power Station, Rampside Road, Barrow-in-Furness, Cumbria, LA13 0PQ	Outline planning application, with all matters reserved (except means of access) for a Battery Energy Storage System including electrical house, power conversion system skids, gas insulated switchgear, fencing, security measures, landscaping, biodiversity net gain and associated infrastructure and works.
B18/2025/0268	102 Duke Street Barrow- In-Furness Cumbria LA14 1RD	Replacement of front entrance door and ground floor window to side elevation to offices
B18/2025/0343	Honeypot Stables Park Road Barrow-in-Furness Cumbria	Application for variation of condition no. 7 (operational use Equestrian) following grant of planning permission B18/2022/0005 (Erection of a building providing stables and tractor/machinery storage) to allow a part of the building be used to house cattle through the winter welfare period