



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 8th January 2026 in the Law Library, Town Hall, Barrow-in-Furness. LA14 2LD

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

In attendance: Claire Nolan (Deputy Town Clerk)
Jenny Sanderson (Allotments Officer)

P/001/2026 Apologies

Received and accepted from Cllr's McEwan and Thomson.

P/002/2026 Declarations of Interest

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

P/003/2026 Exclusion of the Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P/004/2026 Minutes of the last Meeting held on 4th December 2025.

Resolved:

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

P/005/2026 Minute Action Sheet

B20/2025/0354 – 50 School Street. Update on Westmorland & Furness council website that this application was refused on 22/12/2025.

P/006/2026 Planning Applications

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

B28/2026/0003 – 70-78 Flass Lane, Barrow

BCO/2025/0510 – Land opposite 78-92 Flass Lane, Barrow

Allotments Officer updated the committee as these two planning applications are on land adjacent to Barrow Town Council allotment site.

In regards to 70-78 Flass Lane, it was stated that the hedgerow to be removed and replaced with native trees is not on the allotment boundary and should not have an affect on tenants allotment plots.

In regards to Land opposite 78-92 Flass Lane, it was stated that;

- Drainage on the plans is along the boundary with the allotments site, which will be covered by gravel/hard standing.
- Raising the ground by approximately 30cm higher than the surface on the allotments land. It had already been raised that the allotments land floods, and the ground level adjustment will have an impact on the allotments site and tenants, potentially causing worse flooding and plots left unusable.
- Allotments Officer and a town councillor attended the consultation meeting in July 2025, and there was no mention of a change of ground level.
- Allotments Officer and two allotment tenants have written to Westmorland & Furness council to raise objections.

Objections were raised in regards to planning application BCO/2025/0510, due to;

- There has been no assessment of the impact that the ground level change may have on the allotment land. Request that this is carried out and for Barrow Town Council to receive a copy.
- There has been no direct consultation to Barrow Town Council as a neighbour, or the allotments tenants who rent their plots.
- Request a copy of any consultation report, from information received at the open meeting in July 2025, who was consulted, was there a pre-application, are there changes to their plans that impact on Barrow Town Council land, and was any statutory consultation carried out.
- There has been no contact with Barrow Town Council to consider if drainage on the allotment land along this boundary would help reduce future flooding.
- The company was informed in the consultation meeting in July that the allotment land was prone to flooding, and it is requested remedial action from them be considered to reduce the impact of further flooding.
- When work started on site, there was a pump used to extract water from their land, which they fed through the boundary fence onto Barrow Town Council land with excess water flooding allotment plots.

Above objections on this planning application to be submitted to the Planning Department at Westmorland & Furness Council.

Further actions

- Discuss with Town Clerk and Chair of Allotments Committee for concerns to be raised with Westmorland & Furness council, on behalf of Barrow Town Council, not just the Planning Committee
- Deputy Town Clerk to request an extension to the date for submissions, as the Full Council meeting is 20th January and the Allotments Committee meeting is 28th January.

Proposed by Cllr D Petrova and seconded by Cllr D Morrison. All agreed.

B26/2025/0499 – 42 Rawlinson Street, Barrow. Objections were raised in regards to the certificate of lawfulness of an existing 5-bed HMO;

- No valid in-date gas or electric certificate
- Floor plan not included in the application and lack of measurements to room sizes
- An en-suite that was from 5 years ago and size may be less than the current regulations for room and amenity sizes
- There is no welfare/communal/community space.

Above objections on this planning application to be submitted to the Planning Department at Westmorland & Furness Council.

Agreed - All

B23/2025/0401 – 81 Duke Street, Barrow. Objections were raised in regards to listed building consent, in association with a proposed HMO on the upper floors;

- Tanking in the basement – will need an inspection before and after to confirm no undue damage to structure, as this is a listed building.
- Inspection of the basement to ensure that there is no future use as residential accommodation.

B20/2025/0407 – 81 Duke Street, Barrow. Objections were raised in regards to;

- Room 6 on the plan is not to the legal size specification. It is too small.
- Removal of internal walls will not be allowed due to listed building and rooms need to be returned to the way they were, so Room 6 cannot be reconfigured to make it larger and meet legal requirements.
- Internal bike storage is under the staircase/in stairwell. If e-bikes are stored internally then fire and safety assessment is required.
- Insufficient waste bin storage for up to 9 people residing in this property, especially if sharing this space with a food takeaway on the ground floor.

Above objections to these two planning applications to be submitted to the Planning Department at Westmorland and Furness Council.

Agreed - All

B18/2025/0564 – St Patricks Road Carpark, Barrow. Objections were raised in regards to ANPR cameras being installed, due to;

- On the submitted plans it appears that a camera is to be mounted on the residential neighbouring property, not their own land.
- Installing the security gate/access point will impact on the accessibility of the resident(s) of the neighbouring property, as currently shared access.
- Resident of the neighbouring property (Number 2) has raised extensive concerns about this application.

Above objections to this planning application to be submitted to the Planning Department at Westmorland and Furness Council.

Agreed – All

B18/2025/0570 – Bridge Road Car Park, Barrow. Objections were raised in regards to the carpark management system;

- The vehicles leaving the carpark will have to navigate onto a busy road whilst driving across a pavement. Safety aspect of pedestrians, cyclists and other road users.
- The angle for vehicles to go in and out of the carpark is too sharp and too narrow to be practical, with issues of damage to vehicles, accidents, and disruption.
- The management system (spike control along the ground) will need a highways engineer check. Vehicles may be forced to drive into the spikes due to the unmanageable angle the road and carpark layout forces drivers to use, which is a safety issue.

Above objections to this planning application to be submitted to the Planning Department at Westmorland and Furness Council.

P/007/2025 Date of Next Meeting

Thursday 5th February 2026 at 17.30pm in the Law Library, Town Hall, Duke Street, Barrow-in-Furness. LA14 2LD.

Apologies received from Cllr's Petrova and Morrison

The meeting closed at 18:20pm

Claire Nolan

Deputy Town Clerk
Barrow Town Council

Appendix 1

B26/2025/0499	42 Rawlinson Street Barrow-In-Furness Cumbria LA14 2DN	Application for a Certificate of Lawfulness for an Existing Use or Development (CLEUD) - Existing use of property as a 5-bedroom HMO (Use Class C4)
B22/2025/0483	St Mary's Centre Church Lane Barrow-In-Furness Cumbria LA14 3AT	Advertisement Consent for 2No. non-illuminated signs to advertise St Mary's Church, regular Sunday service time, access routes and contact details
B31/2025/0432	Meetings Industrial Estate, Park Road, Barrow,Cumbria	Application for a non-material amendment following grant of planning permission B09/2022/0869 in relation to Condition No. 2 (Approved Plans). Amendment to layout and design.
BCO/2025/0510	Land opposite 78-92 Flass Lane Barrow-In- Furness Cumbria LA13 ODE	Consultation _ Establishment of a Combined Sewer Overflow (CSO) facility including permanent ground level changes, associated infrastructure (above ground vent stack and control kiosk) fencing, hardstanding and new vehicular access.
B21/2025/0467	Kingsmead Rampside Barrow-In-Furness Cumbria LA13 0PU	Front extension to provide: 1. Extension to existing lounge, 2. Two bedrooms, 3. Study
B28/2025/0513	7 Inglewood Barrow-In- Furness Cumbria LA13 9UN	Application for works to trees subject to Tree Preservation Order No.1 1972 - Removal of the stump of T4 from rear of the garden
B21/2025/0500	14 Rising Side Barrow-In- Furness Cumbria LA13 9ES	Erection of a single storey ground floor wrap around extension (side and rear) to existing property. Removal of garage and outbuilding. Alteration of Inspection Chamber (reducing size)
B21/2025/0512	6 Belvedere Road Barrow-In-Furness Cumbria LA13 0HZ	Single storey rear and side extension forming extended kitchen, dining and living area, utility and wc, including removal of existing conservatory
B21/2025/0511	9 Infield Gardens Barrow-In-Furness Cumbria LA13 9JW	Erection of new flat roof rear sun room extension and first floor pitched roof extension over existing side garage
B23/2025/0401	81 Duke Street Barrow- In-Furness Cumbria LA14 1RH	Listed Building Consent for internal works in association with proposed HMO use including tanking to basement floor and internal walls, removal of first floor staircase, removal of internal partition.
B20/2025/0407	81 Duke Street, Barrow- In-Furness, Cumbria, LA14 1RH	Conversion of upper floors from ancillary and residential(Use Class C3) to 9 person HMO (sui generis) and associated internal alterations; restaurant and take away use to be retained on ground floor.
B18/2025/0567	Foundation House Car Park, Bridge Road, Barrow-in-Furness Cumbria	Installation of car park management system comprising Automatic Number Plate Recognition (ANPR) cameras, access barriers, variable messaging signage (VMS), and associated works
B18/2025/0565	South Gate Car Park, Barrow-In-Furness Cumbria LA14 2TF	Installation of car park management system comprising Automatic Number Plate Recognition (ANPR) cameras, access barriers, variable messaging signage (VMS), and associated works
B18/2025/0564	St Patricks Road Carpark, Barrow-in-Furness Cumbria	Installation of car park management system comprising Automatic Number Plate Recognition (ANPR) cameras, access barriers, variable messaging signage (VMS), and associated works

B22/2025/0563	Waterfront Carpark, Dova Way, Barrow-in-Furness	Installation of car park management system comprising Automatic Number Plate Recognition (ANPR) cameras, access barriers, and associated works.
B18/2025/0569	Cornmill Car Park, Cornmill Crossing, Barrow-in-Furness Cumbria	Installation of car park management system comprising Automatic Number Plate Recognition (ANPR) cameras, access barriers, and associated works
B18/2025/0566	Hip Car Park, Buccleuch Dock Road, Cumbria	Installation of car park management system comprising Automatic Number Plate Recognition (ANPR) cameras, access barriers, and associated works.
B18/2025/0571	Brady's Car Park, Cornmill Crossing, Barrow-in-Furness Cumbria	Installation of car park management system comprising Automatic Number Plate Recognition (ANPR) cameras, access barriers, variable messaging signage (VMS), and associated works.
B18/2025/0570	Bridge Road Car Park, Bridge Road, Barrow-in-Furness, Cumbria	Installation of car park management system comprising Automatic Number Plate Recognition (ANPR) cameras, access barriers, variable messaging signage (VMS), and associated works
B18/2025/0568	DDH Gate 4 Car Park, Cornmill Crossing, Barrow-in-Furness Cumbria	Installation of car park management system comprising Automatic Number Plate Recognition (ANPR) cameras, access barriers, variable messaging signage (VMS), and associated works.
B21/2025/0497	5 Kirkby Gardens Barrow-In-Furness Cumbria LA14 3SQ	Single storey rear and side extensions and pitched roof to kitchen and porch, forming study, wc, utility, extended kitchen, dining and sitting area, snug and extending bedroom.
B21/2025/0520	2 Wheatclose Road Barrow-In-Furness Cumbria LA14 4EJ	Construct new flat roof rear extension with a parapet & roof lantern. Proposed usage as kitchen & integral with existing sun lounge via gable wall removal.
B28/2025/0521	Devonshire Dock Hall North Road Cumbria	Application for approval of details reserved by Condition No. 5 (External Materials of planning permission B06/2025/0260 (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)
B28/2025/0522	Devonshire Dock Hall North Road Cumbria	Application for approval of details reserved by Condition No's. 3 (Construction Traffic Management Plan) and 4 (Construction Method Statement) of planning permission B06/2025/0260 (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)
B21/2025/0493	24 Holcroft Hill Barrow-in-Furness Cumbria LA13 9PH	Rear kitchen and living area extension.
B28/2026/0002	10 Croft Park Grove Barrow-in-Furness Cumbria LA13 9NJ	Application for works to trees subject to Tree Preservation Order 1972 No. 1 W1 Crosslands Convent - Several coniferous trees. T1 Sycamore - Canopy reduction by 4m, T2 Sycamore - Truncated branches reduction by 4m, T3 Common lime - Re-pollard to previous cuts, T4 Sycamore - Crown reduction by approximately 4m, T5 Common holly - Reduction of overall height by approximately 50%, T6 Sycamore - Western crown reduction by 4m, pruning back to secondary growth, T7 Sycamore - Primary branch removal on SE aspect, T8 Pedunculate oak - Canopy reduction by 3.5m, T9 Pedunculate oak -Crown reduction of 25%

B18/2025/0419	38-40 Ainslie Street Barrow-in-Furness Cumbria LA14 5BJ	Removal of outbuilding for the creation of new refrigeration plant and redecoration of shop windows and doors.
B22/2026/0001	Land at Harding Rise Barrow-in-Furness Cumbria LA14 2T	Advertisement consent to display 1No. Illuminated Variable Message Sign
B28/2026/0003	70-78 Flass Lane Barrow-in-Furness Cumbria LA13 0DE	Application for hedgerow removal notice – Removal of 60m of hedgerow to facilitate construction works on behalf United Utilities
B20/2025/0462	3 West Mount Barrow-in-Furness Cumbria LA14 5LQ	Change of use from residential (Use Class C3) to a respite care facility (Use Class C2)
B21/2025/0516	4 Lakeland Avenue Barrow-in-Furness Cumbria LA13 0AY	Proposed first floor above garage extension, front bay infill extension and entrance porch extension to domestic dwelling.

Addendum to the Minutes of Planning Meeting held on 8th January 2026

This addendum provides additional information relating to **Minute P/006/2026 – Planning Applications**, which was received following the meeting and after the draft minutes had been prepared.

Additional Information:

An email was received from Maureen Smith, Principal Planning Officer and Heritage Specialist (Barrow), Westmorland & Furness Council on 12th January 2026, which was then forwarded via email to all Planning Committee members.

The information was;

We seem to have received a number of consultation responses from the Parish Council recently where objections have been raised with reference to the Building Regulations.

I thought it might be helpful to confirm that Building Regulations are not a matter for consideration by the Planning Authority since they are covered by a separate regime. Planning law is clear that a core principle is that planning decisions should be based on whether development would be an acceptable use of land, and that other regulatory regimes should be assumed to operate effectively including Building Regulations, Public Protection etc. The Planning system cannot duplicate the powers of another regulatory regime.

The following planning applications, that had objections based on Building Regulations, will not be included in the letter to Westmorland & Furness Planning Department;

B26/2025/0499 – 42 Rawlinson Street

B20/2025/0401 – 81 Duke Street

B20/2025/0407 – 81 Duke Street

Addendum prepared on 19th January 2026.

Addendum signed by Chair:

Dated: