



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 6th August 2026 in the Law Library, Town Hall, Barrow-in-Furness. LA14 2LD

Cllr J McEwan	Chair - Present	Cllr D Morrison	Apologies
Cllr A Coles	Deputy – Present	Cllr C Thomson	Present
Cllr M Leach	Apologies	Cllr B Elliot	Present
Cllr N Holmes	Present		

In attendance: Claire Nolan (Deputy Town Clerk) Cllr C Rudd (Observer)

Mr J Rigg, Mr A Healey and Mr R Lucas (Observer)

P/051/2026 Apologies

Received and accepted from Cllrs Leach and Morrison

P/052/2026 Declarations of Interest

No declarations of interest.

P/053/2026 Exclusion of the Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P/054/2026 Minutes of the last Meeting held on 9th July 2026.

Resolved:

To approve the Minutes as a correct record and authorise the Chair to sign.

Proposed by Cllr Holmes and seconded by Cllr Elliot. All agreed.

P/055/2026 Minute Action Sheet

Updates on Westmorland & Furness council website on applications where objections have been raised by the committee;

B18/2025/0408,0409,0412,0413 Dalton Road BT Street Hub. APPCOND on 28th July 26

B20/2026/0031 – 25 Hartington Street. REFUSED on 28th July 26

B20/2026/0032 – 29 Hartington Street. REFUSED on 28th July 26
2025/0570 and 0533- Bridge Road Carpark. Reviewed by Highways, no objections
Entries where decisions have been made, have been moved to an archive folder.

P/056/2026 Thank you to the Planning Committee

Cllr Rudd wished to pass on his thanks to the Planning Committee for raising concerns with applications with Westmorland and Furness Council (W&F). He stated that he attended the Planning meeting with W&F, and BTC comments were acknowledged and listened to, in the two refused applications for 25 and 29 Hartington Street.

P/057/2026 Planning Applications

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

B20/2026/0283 – 63 Cavendish Street, Barrow. Change of use from shop to hot food takeaway and managers living accommodation.

Concerns raised due to;

- Living accommodation is sub-optimal given its location within a busy town centre night-time economy area.
- Potential impact of noise on future occupants of the flat.
- The submitted acoustic assessment appeared to focus on noise generated by the takeaway's extraction equipment and did not adequately assess the wider impact of the surrounding night-time economy, including noise from licensed premises, customers congregating in the street, and late-night pedestrian traffic.
- A lack of comprehensive assessment has been provided to demonstrate that noise pollution will be mitigated by appropriate insulation, windows, etc for occupants of the flat.
- There is a need for suitable ventilation measures that would enable the flat to be occupied without the need to open windows, as any noise mitigation measures could be significantly reduced if windows were required to be opened for ventilation purposes.
- It was reported that the flat is already occupied, and incidents involving the current occupant engaging with members of the public complaining about the noise.
- The proposed residential use does not appear to be compatible with the established evening and night-time economy.
- The potential impact on existing businesses should future residents complaints result in restrictions on operating hours or activities, resulting in reduction and loss of employment and earnings to the owners and staff.
- Future business ventures may be stopped, or reduced, with investment into the town centre, by having residential accommodation in this area.

Action – Deputy Town Clerk to write a letter to Westmorland & Furness council planning department raising these concerns.

B20/2026/0251 – 71 Buccleuch Street, Barrow. Change of use of former offices to residential;

- The proposed residential accommodation provides a sub-standard level of living space, with the internal floor area appearing to fall below nationally recognised space standards, and would not provide a satisfactory standard of residential amenity for future occupants.

- Whilst the proposal would increase much needed housing provision in the town, this should not be at the expense of providing a good standard of accommodation for future residents.

Action – Deputy Town Clerk to write a letter to Westmorland & Furness council planning department raising these objections.

P/058/2026 Date of Next Meeting

Thursday 10th September 2026 at 17.30pm in the Law Library, Town Hall, Duke Street, Barrow-in-Furness. LA14 2LD.

The meeting closed at 18:02pm

Claire Nolan

Deputy Town Clerk
Barrow Town Council

Appendix 1

B21/2026/0284	101 Yarlside Road Barrow-In-Furness Cumbria LA13 0EY	Raised patio with glass balustrade to the rear of the property
B18/2026/0288	Unit M, Hollywood Park, Hindpool Road, Barrow-In-Furness, Cumbria, LA14 2NA	Refurbishment of the restaurant to include the widening of the drive thru lane for the introduction of side-by-side ordering, a paved island for signage and amended kerb lines. Elevation changes include the installation of an additional drive thru booth to accommodate fast forward ordering, the redecoration of windows, doors and aluminium cladding. Existing Customer Order Displays (COD) to be relocated, with the installation of 2 no. overhead canopies and associated works to the site.
B28/2026/0307	Vickerstown School, Mill Lane, Barrow-In-Furness, Cumbria, LA14 3XY	Refurbishment of the restaurant to include the widening of the drive thru lane for the introduction of side-by-side ordering, a paved island for signage and amended kerb lines. Elevation changes include the installation of an additional drive thru booth to accommodate fast forward ordering, the redecoration of windows, doors and aluminium cladding. Existing Customer Order Displays (COD) to be relocated, with the installation of 2 no. overhead canopies and associated works to the site.
B20/2026/0251	71 Buccleuch Street Barrow-In-Furness Cumbria LA14 1QQ	Change of use of former offices (use class E) to residential (use class C3), plus additional rear door and gable window to the side elevation
B21/2026/0290	6 Grantley Road, Barrow-In-Furness, Cumbria, LA14 5QE	Removal of existing conservatory and replacing with new conservatory with a projection of 4 metres
B20/2026/0296	8 Eccleriggs Avenue Barrow-In-Furness Cumbria LA14 4NG	Change of use of vacant land to domestic use including erection of new boundary walls
B28/2026/0238	Our Ladys Chetwynde School Rating Lane Barrow-In-Furness Cumbria LA13 0NY	Application for works to trees subject to Tree Preservation Order No.1 1972 - As shown on the site plan. Work to 43 trees within grounds of Our Ladys Chetwynde School
B21/2026/0255	7 Croft Park Grove Barrow-In-Furness Cumbria LA13 9NJ	Two storey side extension forming enlarged garage on ground floor and extended bedroom on first floor
B21/2026/0267	Lindisfarne Biggar Village Barrow-In-Furness Cumbria LA14 3YG	Demolition of conservatory and replacement with a single storey integrated garden room.
B22/2026/0254	University Of Cumbria Buccleuch Dock Road Barrow-In-Furness Cumbria LA14 2SW	Advertisement consent to display 2No. non-illuminated white cut-letter signs mounted on the side of the building using white foamex lettering (3200mm x 2773mm x 9mm) with an acrylic face, and 1No non-illuminated 'totem-pole' (1795mm x 900mm) freestanding by the entrance.
B18/2026/0286	St Columbas Roman Catholic School, Church Lane, Barrow-In-Furness, Cumbria, LA14 3AD	Single storey detached nursery building within site boundary of existing primary school.

B21/2026/0299	7 Welbeck Close Barrow-In-Furness Cumbria LA13 9UU	Demolition of existing rear conservatory and construction of a two storey pitched roof rear extension
B15/2026/0305	BAE Systems Bridge Road Barrow-in-Furness Cumbria LA14 1AF	Application for the installation of security fencing, lighting and associated works.
B21/2026/0183	3 St Georges Square, Barrow-in-Furness, Cumbria, LA14 2JQ	Installation of EV charge point to front of the building.
B18/2026/0312	South Side of Salthouse Road, Barrow in Furness, LA14 2BQ, Cumbria.	Development and operation of a micro energy storage project.
B21/2026/0327	1 Meadowlands Avenue, Barrow-In-Furness, Cumbria, LA13 0AR.	Two storey side extension including removal of existing garage to form store and sitting room on ground floor and removal of small bedroom on first floor forming larger third bedroom.
B18/2026/0331	75 Dalton Road, Barrow in Furness, Cumbria, LA14 1HZ.	Rendering of an exposed brickwork gable wall.
B23/2026/0341	7 Salthouse Road, Barrow-In-Furness, Cumbria, LA14 2DX.	Listed Building Consent to remove an internal wall at ground floor level along with other internal works including rewiring of property and insulating external walls.
B22/2026/0332	Lazy Days, 97 - 101 Dalton Road, Barrow-In-Furness, Cumbria, LA14 1HZ.	Installation of one internally illuminated fascia sign and one externally mounted projecting sign.
B18/2026/0325	97 - 101 Dalton Road, Barrow-In-Furness, Cumbria, LA14 1HZ.	Replacement of the existing shopfront, including the installation of new aluminium framed glazing and entrance doors, formation of a separate entrance to the first floor offices together with associated external alterations.
B28/2026/0337	The Crofters, Holbeck Park Avenue, Barrow-In-Furness, Cumbria, LA13 ORE.	Works to tree(s) subject to subject to Tree Preservation Order 1977 No.3 - T4 comprising removal of T4 (Plane) due to concern over condition and structural stability of this tree. If removal not approved request for 30% Crown Reduction.
B20/2026/0283	63 Cavendish St, Barrow-in-Furness, Cumbria, LA14 1QD	Change of Use from shop (Use Class E) to hot food takeaway (sui generis) and installation of extraction equipment to rear elevation; conversion of first and second floor to manager's flat (Use Class C3). Part retrospective with works already begun