

Dalton with Newton Town Council

Minutes of the Meeting held Monday 3<sup>rd</sup> March 2025  
in the Town Hall, Station Road, Dalton in Furnes at 7pm

Present Cllrs N McDougall, A Thurlow, W Maddox, B Solari, B Parrington, D Miller, N Perie and M Dobson

The Meeting opened at 7pm

**C1/03/2025 Apologies for Absence** Apologies for absence were received from Cllr C Fox (Work Commitment).

**C2/03/2025 Minutes of the Previous Meeting** The Chairman was **authorised** to sign the minutes of the Council meeting held on 6<sup>th</sup> January 2025 and the minutes of the Greenspaces Committee meetings held on 13<sup>th</sup> January and 17<sup>th</sup> February 2025

**C3/03/2025 Declarations of Interest** Cllr Perie declared an interest in any matters relating to Dalton Community Association.

Meeting Suspended at 7.02pm for Public Participation

One member of the public attended to address Councillors regarding a problem with cars in the local area parked on what may be unadopted land. Councillor Tony Callister is to take this up on behalf of the resident as the Westmorland and Furness Councillor for Dalton South.

Meeting resumed at 7.18pm

**C4/03/2025 Reports from Westmorland and Furness Councillors** Westmorland and Furness Councillors Tony Callister and Ben Shirley attended the meeting and gave verbal reports on problems with waste collection and recycling, Highways issues including gully emptying and the proposed resurfacing of Ulverston Road. A report on Borderlands was also given, letters delivered to local businesses regarding grants for shop fronts had been well received. A copy of an email sent regarding the possible purchase of land in the town centre was provided to each Councillor and each were asked to submit their support and suggestions for use to Cllr Callister and Cllr Shirley. Councillors were also informed that a temporary 'pump track' had been secured and would be located at Dowdales School in the summer months for community use. An agreement by Westmorland and Furness Council had now been discussed and road closure charges for Remembrance Sunday services had been scrapped throughout the council area.

**C5/03/2025 Police** There was no police presence at the meeting, however the Town Clerk had received a letter asking for two representatives for attendance at newly introduced twice yearly virtual meetings with Local Neighbourhood Policing Teams. Cllrs B Parrington and M Dobson will be the Council representatives.

### **C6/03/2025 Matters Arising**

- (a) Community Orchard – The allotment has now been cleared by contractors who removed 14.3 tons of rubbish left by previous tenants. Cllr Solari has measured the plot and plans for the layout and tree selection can now begin.
- (b) Allotments- There had been no movement on the transfer of the allotments to report.
- (c) Christmas 2025 – Barrow BID have now confirmed their willingness to organize the 2025 Switch On event, A de-brief meeting for the 2024 event and proposals will be arranged for the 10<sup>th</sup> March.

### **C7/03/2025 Correspondence**

- (a) Emergency Planning Workshop – invitation to Councillors to attend a free training event on emergency planning. The Town Clerk is to forward the link for booking directly to Councillors.

### **C8/03/2025 Review and Re-adoption of Town Council Policies**

- (a) Social Media and Electronic Communications – it was **resolved** that this policy be re-adopted without amendment.
- (b) Training – Statement of Intent – This is not a policy but a statement, it was not considered necessary to make any amendment and it was **resolved** that the Statement be re-adopted.

### **C9/03/2025 Greenspaces 2025**

Minutes of the January and February Greenspaces Committee meetings were distributed as part of the agenda pack, however the financial commitments required full council approval. Following discussion it was **resolved** that:

- (a) Goose Green Garden – an additional £6,450 from reserves be reallocated to the Goose Green Garden budget and that the quote of £49,740 (incl VAT) be accepted.
- (b) Cumbria in Bloom – Entry fee of £90 to the Cumbria in Bloom competition and provision of two additional flower towers at station entrance at a cost of £600 be approved.
- (c) Publicity and Promotion – Provision of wild flower seeds and envelopes at a cost of £94.29 and a prize of £20 for the recycled bird box competition be approved.
- (d) Tree at Coronation Drive – Councillors noted that Westmorland and Furness Council had approved the Town Council plant a live Christmas Tree at the site.
- (e) Environmental Artwork – purchase of three willow sheep and a deer family at a total cost of £2170 be approved.
- (f) Summer planting – Purchase of 60 lavender plants at a cost of £240 and Nasturtium seeds at a cost of £34.34 be approved.
- (g) Annual Gardening Contract – 2 quotes had been received following discussion it was proposed by Cllr Parrington and seconded by Cllr Solari that the contract be awarded to Cumbria Tree Surgery

- (h) Land at Dalton Castle – with agreement from the National Trust the Town Council had now assumed joint responsibility with Westmorland and Furnes Council for maintenance of the land at Dalton Castle and the garden to the side.

#### **C10/03/2025 VE Day 2025**

The Assistant Clerk gave a verbal report on progress so far on organization of VE DAY 80 events which included bunting along Market street, special flags at the gateways and a free afternoon tea being held at Dalton Community Church funded by the Council. A Shop window dressing competition was also being held during May.

#### **C11/03/2025 Rail 200**

As part of the National Rail 200 celebrations it was suggested that the Council produce laminated foam boards with historic pictures of Dalton Railway Station for placement on the platform fences. The Town Clerk is to obtain costs and bring this back to council for consideration before a formal decision is made.

#### **C12/03/2025 Finance**

a. Loyal Company of Town Criers	40.00
b. Andrew Thompson – Goose Green Fence	2640.00
c. JRB Enterprise – Dog Bags	277.34
d. Katherine Miles – Willow Artwork	2170.00
e. Starboard Systems – Accounts Package	676.80
f. H F Thomson (reimburse)	134.34
g. Optech Fibres - Christmas Illuminations	17,082
h. DSL – Radiator Repair	115.20
i. C Stainton - (reimburse)	94.29
j. Andrew Thompson - Land at Castle	588.00
k. CALC - Councillors Online Training	130.00
l. Andrew Thompson – Allotment Clearance	5,754
m. Woodhouse Plant – Transport (Tree)	480.00
n. H F Thomson Re-imburse (Tam torque clips)	146.40
o. SLCC – Staff Training	108.00
p. CALC – Staff Training	84.00
q. JRB Enterprise (Dog BAGS)	277.34
r. Viking	126.04

It was proposed by Cllr Solari and seconded by Cllr Parrington that the invoices be approved for payment. On a vote of all in favour it was **resolved** that the payments be approved for payment.

#### **C13/03/2025 General Reports**

There were no reports to be noted.

## **C14/03/2025 Planning**

B28/2025/0053

5A Church Street, Dalton In Furness LA15 8BA

Notice of intention to (works to trees within conservation area) as shown on supplied map T1. Sycamore – to reduce the canopy on the North side of the tree by 2.5metres T2. Sycamore – To re-pollard the tree, to reduce the canopy to the previous pollard points. T3 Willow – To reduce the canopy by 3 metres. To remove one limb growing over adjacent outbuildings. G1. Sycamore – To reduce a group of self-seeded sycamores by 3 metres.

**The Town Council have no objections**

B20/2024/0549

100-104 Market Street, Dalton.

Change of use and extension of buildings from office/garages to \veterinary Surgery/Hospital (to include new link between front and rear buildings) replacement of front elevation windows and installation of solar panels to south facing main roofslope.

**Dalton with Newton Town Council – Statement in Support of Planning Application B20/2024/0549**

Dalton with Newton Town Council fully supports the proposed development at **100-104 Market Street** for the conversion of the former car garage and offices into a **veterinary surgery**. This proposal aligns with our strategic vision for the town and is in keeping with the Dalton Place Plan 2021-2031, which identifies the site as in need of enhancement and repurposing.

We welcome the careful consideration given to heritage conservation, ensuring that while the building undergoes much-needed improvements, its historical character and architectural integrity are maintained. The proposed window replacements and façade renovations will improve energy efficiency while remaining in keeping with the original 1930s style, making a positive contribution to the town's streetscape.

Additionally, the planned rear development will enhance the site's functionality, providing modern facilities while respecting the existing architectural style using complementary materials such as red brick and black slate roofing.

From an economic and community perspective, this project presents a valuable opportunity for Dalton. The expansion of Furness Veterinary Centre, already a significant local employer, will secure its long-term future within the town, supporting job creation, apprenticeships, and educational placements. The provision of a dedicated car park will further alleviate parking congestion, a frequent concern in the area.

We also commend the project's commitment to sustainability, particularly through the planned solar panel installation and energy-efficient upgrades, which will contribute to the town's broader environmental goals.

Overall, the Town Council considers this application to be a thoughtful and beneficial development that will:

Enhance a prominent building within the town centre.  
Support a growing local business and create employment opportunities.  
Reduce parking congestion and improve accessibility.  
Maintain the heritage and character of the area while modernizing essential infrastructure.  
Contribute to Dalton's sustainable and economic growth.

For these reasons, Dalton with Newton Town Council fully **supports this application** and encourages its approval.

B21/2025/0040	26 Newton Road Dalton-In-Furness Cumbria LA15 8LS Erection of two storey side extension and single storey rear extension <b>The Town Council have no objections</b>
B21/2025/0021	7 Langdale Crescent Dalton-In-Furness Cumbria LA15 8NN Erection of single storey rear extension (following demolition of existing conservatory) <b>The Town Council have no objections</b>
B07/2019/0737	Land opposite Greenhills Pond/Hillside Close, Greystones Lane, Dalton Application to modify a planning obligation made under S106 of the Town and Country Planning Act 1990 - by the removal of the requirement to provide four affordable units (planning application ref: B07/2019/0737).

The Town Council formally object to the proposed modification of the Section 106 agreement associated with planning application B07/2019/0737, which seeks to remove the requirement to provide four affordable housing units.

Affordable housing is a crucial part of sustainable community development, ensuring that local people, particularly those on lower incomes, have access to suitable housing. The removal of this requirement would have several negative consequences:

**1. Failure to Meet Local Housing Need**

The provision of affordable housing was a key condition of the original planning approval. Removing this requirement contradicts **Policy H14 of the Barrow Borough Local Plan 2016-2031**, which explicitly states that developments of a certain size should provide a proportion of affordable housing to meet local needs. The **Affordable Housing and Developer Contributions Supplementary Planning Document (SPD)** further reinforces this requirement, emphasizing the importance of securing affordable housing contributions to support a balanced and sustainable community.

2. **Precedent for Future Developments**

Allowing the developer to alter a previously agreed obligation sets a dangerous precedent, encouraging other developers to seek similar concessions, thereby undermining efforts to ensure a fair housing mix in future developments. If this application is approved, it could lead to a weakening of local authority control over planning agreements and affordable housing delivery.

3. **Harm to Community Sustainability**

The availability of affordable housing helps maintain a diverse and balanced community, allowing key workers, young families, and those on lower incomes to remain in the area. The removal of these units' risks exacerbating housing inequality and forcing local people to move elsewhere, contrary to the objectives set out in the **Barrow Borough Local Plan**, which prioritizes inclusive and sustainable growth.

4. **Developer Accountability**

The original agreement was made in good faith as part of the planning process, and the developer should be held accountable for delivering their obligations rather than renegotiating to maximise profit at the expense of local needs. The **Affordable Housing SPD (July 2022)** highlights the importance of ensuring developers fulfil their commitments to affordable housing, and this application directly contradicts that guidance.

For these reasons, we strongly urge the planning committee to reject this application and uphold the original commitment to providing four affordable housing units in line with the policies and objectives of the **Barrow Borough Local Plan 2016-2031** and the **Affordable Housing SPD**.

Meeting Closed 9.06pm

Signed.....  
(Chairman)

Date.....

H F Thomson  
Town Clerk

4<sup>th</sup> March 2024