

Dalton with Newton Town Council

Planning Committee Minutes of the meeting held Monday 17th March 2025 in the  
Town Hall, Station Road, Dalton in Furness at 6pm

Meeting commenced at 6pm

**Present:** Councillors A. Thurlow, D. Pearson, N. Perie, B. Solari

**P1/03/2025 Apologies:** None received

**P2/03/2025 Declarations of interests:** Cllr A. Thurlow declared an interest in application B06/2024/0024 As a National Trust volunteer at the proposed site but has no pecuniary interests.

**Planning applications**

**P3/03/2025** B07/2025/0091 Land at Tantabank Road/East of Brent Avenue Dalton-in-Furness Cumbria

Section 73 Variation of Condition 2 (Approved Plans) of Planning Application ref: B07/2022/0656 (Full planning permission for the erection of 41 dwellings associated access from Brent Avenue, landscaping and infrastructure, including demolition of existing stables). Variation to consist of repositioning of units 11 to 16 and variation of house type to unit 10 to allow for plotted position of gas pipeline.

**Recommendations;** No objection to proposed variations

**P4/03/2025** B06/2024/0024 Land at Roanhead Farm, Hawthwaite Lane, Barrow-in-Furness, Cumbria

Application for Outline Planning Permission for up to 233 eco lodge units, habitat creation and ecological enhancements, estate management facility, residential student training academy, coastal ecology field study centre, staff accommodation, supporting indoor and outdoor leisure, retail facilities and associated works with access (appearance, landscaping, layout and scale reserved for subsequent approval) (Application includes Environmental Statement) (Re-submission of B06/2023/0307 in a revised form)

**Recommendations;** To object to the application for the following reasons

## 1. Inadequate Road Infrastructure

- Lots Road and Hawthwaite Lane are not suitable for increased traffic, even with proposed passing places. These roads are narrow, unlit, and lack safe pedestrian access, raising serious concerns about highway safety.
- The proposal suggests a temporary construction access on Lots Road, yet this road already struggles with current traffic levels. The introduction of heavy construction vehicles will severely impact residents' safety and access.
- The reference to "Leave roads till later" is unclear in the application. If this means delaying road improvements, it raises further concerns that infrastructure issues will be neglected until after major disruption has occurred.

## 2. Footways and Pedestrian Safety

- The claim that a footway on Lots Road will work is unrealistic given the volume of heavy construction traffic. This creates a significant hazard for pedestrians and cyclists, which contradicts Local Plan policies promoting safe, sustainable transport.

## 3. Environmental and Sewage Impact

- The application states that sewage will still discharge into Askam, despite the existing issues with overflow into the estuary. This contradicts environmental protection policies and fails to address sustainable wastewater management.
- The proposed wildlife mitigation measures are inadequate. The site is near designated protected habitats, including those for natterjack toads and other sensitive species. The development threatens biodiversity and disrupts an ecologically significant area.

## 4. Ground Stability and Structural Risks

The instability of the ground is a major concern. The area has a history of subsidence due to former mining activity. Large-scale construction could lead to unpredictable ground movement, putting both the development and surrounding properties at risk. Ground Stability and Structural Risks

The area was subject to extensive iron ore mining activity in the past and although there have not been any significant collapses in recent years in this area, there is still a risk of the collapse of old workings caused by surface movements, for example disused mine workings at Nigel pit collapsed without warning overnight in the late 1960's, an unmapped mine collapsed in Marton in the late 1970's and there have been three incidents of disused mine workings collapsing around Newton in the last few years.

The Geological survey provided by the applicant does not give the Town Council confidence that sufficient mitigating measures are being put in place to allow for the unstable nature of the landscape.

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#### 5. Lack of Local Economic Benefit

- The lodges are prefabricated, meaning minimal job creation for local tradespeople. This contradicts economic development goals in the Local Plan, which aim to support local employment.
- The National Trust already provides educational facilities for groups of people in the area. There is no demonstrated need for additional educational facilities at this site, making this aspect of the development redundant.

#### Conclusion

This proposal presents serious concerns regarding road safety, environmental impact, infrastructure strain, and local economic benefits. It does not adequately align with the Westmorland and Furness Council Local Plan's priorities for sustainable development, environmental protection, and local community well-being.

Meeting Closed .....

Signed.....

Date.....

(Chairman)

C. Stainton  
Assistant Clerk

19<sup>th</sup> March 2025