

BOROUGH OF BARROW-IN-FURNESS

PLANNING COMMITTEE

Meeting, 5th February, 2013
at 2.30 p.m. (Drawing Room)

A G E N D A

Site Visit

2012/0669 Stank Farm, Stank Lane, Stank
2012/0769 Friars Hotel, Friars Lane, Barrow in Furness
2012/0729 9 Hawthorn Drive, Barrow in Furness
2012/0802 St Lukes Church, Roose Road, Barrow in Furness

Depart Town Hall Court Yard at **1.00 p.m.**

PART ONE

1. To note any items which the Chairman considers to be of an urgent nature.
2. To receive notice from Members who may wish to move any delegated matter non-delegated and which will be decided by a majority of Members present and voting at the meeting.
3. Admission of Public and Press

To consider whether the public and press should be excluded from the meeting during consideration of any of the items on the agenda.

4. Declarations of Interest

To receive declarations by Members and/or co-optees of interests in respect of items on this Agenda.

Members are reminded that, in accordance with the revised Code of Conduct, they are required to declare any disclosable pecuniary interests or other registrable interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting).

Members may however, also decide, in the interests of clarity and transparency, to declare at this point in the meeting, any such disclosable pecuniary interests which they have already declared in the Register, as well as any other registrable or other interests.

5. Apologies for Absence/Attendance of Substitute Members.

6. To confirm the Minutes of the meeting held on 4th December, 2012 (copy attached) (Pages 1-16).
7. Delegated Approvals – For Information (booklet attached).

FOR DECISION

- (D)** 8. Planning Application (booklet attached).

INVITATIONS TO SPEAK TO THE COMMITTEE (2.30 p.m.)

2012/0669 Stank Farm, Stank Lane, Stank

**NOTE (D) – Delegated
(R) – For Referral to Council**

Membership of Committee

Councillors

M. A. Thomson (Chairman)
C. Thomson (Vice-Chairman)
Derbyshire
Hamilton
Husband
Johnston
R. McClure
Murphy
Murray
Thurlow
Williams
Wilson

For queries regarding this agenda, please contact:

Sharron Rushton
Democratic Services Officer
Tel: 01229 876321
Email: srushton@barrowbc.gov.uk

Published: 28th January, 2013

PLANNING COMMITTEE

Meeting: Tuesday 4th December, 2012
at 2.30 p.m.

PRESENT:- Councillors M. A. Thomson (Chairman), C. Thomson (Vice-Chairman), Hamilton, Husband, Johnston, R. McClure, Murphy, Murray, Sweeney, Thurlow, Williams and Wilson.

325 – Declarations of Interest

Councillor Hamilton declared an other registrable interest in Planning Application Nos. 2011/0674 and 2011/0721 – Cavendish Arms, Market Place, Dalton-in-Furness (Minute No. 356) as he is a Member of Cumbria County Council and sits on the Highways Advisory Committee.

Councillor McClure declared an other registrable interest in Planning Application No. 2012/0581 – Beacon Point Caravan Park, St. Michaels Road, Barrow-in-Furness (Minute No. 355) as the applicant was known to him. He also declared an other registrable interest in Planning Application No. 2012/0674 – Former Kwik Save, Holker Street, Barrow-in-Furness (Minute No. 358) as an objector was known to him.

Councillor Murphy declared a disclosable pecuniary interest in Planning Application No. 2012/0674 – Former Kwik Save, Holker Street, Barrow-in-Furness (Minute No. 358) as his son-in-law is the Commissioning Officer for this application. He left the meeting during consideration of the item.

Councillor Thurlow declared an other registrable interest in Planning Application No. 2012/0489 – Park Knott Smallholding, Dalton Road, Askam-in-Furness (Minute No. 359) as the applicants son was known to her.

Councillor Williams declared a disclosable pecuniary interest in Planning Application No. 2012/0649 – 36 Cavendish Street, Barrow-in-Furness (Minute No. 360) as he had a business which was in close proximity of the application.

326– Apologies for Absence/Attendance of Substitute Members

An apology for absence was received from Councillor Derbyshire.

Councillor Sweeney had attended as a substitute for Councillor Derbyshire for this meeting only.

327 – Minutes

The Minutes of the meeting held on 6th November, 2012 were agreed as a correct record.

Town and Country Planning Acts

The Assistant Director of Regeneration and Built Environment submitted for information details of planning applications in this report which he had determined under delegated authority (Minute No. 254, Planning Committee, 3rd September, 2002, confirmed by Council 24th September, 2002). The decisions are reported for your information. The plans recommended for approval under the Town and Country Planning Acts will be subject to the standard conditions referred to in Minute No. 208 (April, 1971) of the Plans Sub-Committee, Barrow-in-Furness, County Borough Council, in addition to any conditions indicated hereunder. Applications with a (P) besides the applicant's name denotes those applications that were reported to the Planning Panel.

RESOLVED:- (i) To note the decision made under the Town and Country Planning Act 1990 (as amended) as follows:-

- 328 2012/0466** Installation of new floodlighting on the exterior of 2 No. buildings and installation of 2 No. 18 metre high lighting columns in the centre of a car parking area at BAE Systems Bridge Road Barrow-in-Furness.
- 329 2012/0679** Advertisement Consent to display a non-illuminated fascia panel sign at first floor level at 48 Crellin Street Barrow-in-Furness.
- 330 2012/0670** Erection of a detached single storey garage to rear of property at 121 Steel Street Askam-in-Furness.
- 331 2012/0666** Application for a Certificate of Lawfulness of proposed use or Development for a rear ground floor dining/kitchen extension at 27 High Duddon Close Ireleth Askam-in-Furness.
- 332 2012/0625** Erection of a rear conservatory at 4 Juniper Close Dalton-in-Furness.
- 333 2012/0663** Town and Country Planning (Environmental Impact Assessment) Regulations 2011 – Screening Opinion for erection of one 'Endurance E-3120' 24.6m (34.2m to blade tip) wind turbine (Revised application to that withdrawn under reference 2011/0506) at Barrow House Farm Woodbine Lane Newton-in-Furness.
- 334 2012/0660** Town and Country Planning (Environmental Impact Assessment) Regulations 2011 – Screening Opinion for a single turbine up to 45.4 metres in height (to blade tip) at Longlands Farm Longlands Dalton-in-Furness.
- 335 2012/0650** Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for a rear dormer and change hip to gable at 4 Romney Avenue Dalton-in-Furness.

- 336 2012/0484** Conversion of detached barn to form a garage and guest accommodation to the recent barn conversion and connected via a single storey extension (forming a day room) to the original conversion at North Stank Farm Newton Cross Road Newton-in-Furness.
- 337 2012/0524** Extension to hotel to provide a function suite at Fairways Hotel Hawthwaite Lane Barrow-in-Furness.
- 338 2012/0672** Non Material Amendment to planning permission 2012/0157 (rear and side extensions providing a ground floor bedroom and extended kitchen/utility) to relocate utility window from side to front elevation at 38 Furness Park Road Barrow-in-Furness.
- 339 2012/0624** Advertisement Consent to display replacement signage comprising illuminated and non-illuminated signs at New Look 18-22 Portland Walk Barrow-in-Furness.
- 340 2012/0591** Approval of details reserved by Condition No. 3 (cooking fume extraction equipment) of planning permission 2012/028 (Change of use to a hot and cold food outlet at 12 Crellin Street Barrow-in-Furness.
- 341 2012/0639** Single storey extension to rear to infill yard at 100 Scott Street Barrow-in-Furness.
- 342 2012/9014** Proposed Conservatory to west elevation (County Matter) at Newbarns Primary School Rising Side Barrow-in-Furness.
- 343 2012/0654** Revised application following grant of planning permission (2012/0442) Rear ground floor kitchen/dining/family room with bedroom over in roof space. Internal alterations and a new garage/utility room, plus introduction of a velux window and a velux means of escape window in the south facing roof at 4 Valley Drive Barrow-in-Furness.
- 344 2012/0661** Erection of a rear conservatory at 14 Reynolds Place Barrow-in-Furness.
- 345 2012/0648** Erection of a ground floor extension to side and rear elevations (family room, dining room, kitchen/utility) at 15 Leeds Avenue Barrow-in-Furness.
- 346 2012/0635** Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for a rear dormer extension at 29 Carlton Avenue Barrow-in-Furness.

- 347 2012/0574** Application for approval of details reserved by Condition No. 6 (vehicle management plan) of planning permission 2012/0173 at Former Netto Risedale Road Barrow-in-Furness.
- 348 2012/0617** Town and Country Planning (Environmental Impact Assessment) Regulations 2011 – Screening Opinion for a 11 kW Gaia wind turbines with hub heights of 18.3 metres and a rotor diameter of 13.0 metres giving a total ground to tip height of 24.8 metres at Stank Farm Stank Lane Stank.
- 349 2012/0651** Erection of a two storey side extension forming ground floor lounge and kitchen with two first floor bedrooms and en-suite at Lin Dor Peasholmes Lane Barrow-in-Furness.
- 350 2012/0641** Approval of details reserved by Condition No. 7 (colour/finish) of planning permission 2011/0479 (Installation of a 45.5m high wind turbine) at Newholme Farm Rampside Road Barrow-in-Furness.
- 351 2012/0622** Installation of one endurance E-3120, 24.6 metre wind turbine (34.2 metres to blade tip) without complying with Condition No. 6 of planning permission B18/2012/0097 (specified a grey colour) at Moss Side Farm Page Bank Lane Barrow-in-Furness.
- 352 2012/0642** Installation of a 45.5m high wind turbine (measured to blade tip) without complying with Conditions 8, 9 and 10 of planning permission 2011/0479 at Newholme Farm Rampside Road Barrow-in-Furness.
- 353 2012/0445** Erection of a part two storey part single storey rear extension forming ground floor kitchen and lounge with bedroom at first floor and front porch at 14 Cardiff Street Barrow-in-Furness.
- 354 2012/0638** Erection of a conservatory to rear elevation at 31 Strathaird Avenue Barrow-in-Furness.

(ii) To note the decisions made under the Building Act 1984/The Building Regulations 2010 as submitted by the Principal Building Control Surveyor.

Town and Country Planning Acts

The Assistant Director of Regeneration and Built Environment reported on the following planning applications:-

355 – Beacon Point Caravan Park, St. Michael’s Road, Barrow-in-Furness

From Mrs M. Middleton, Griffin Head Caravans in respect of the change of use to allow the siting of two static caravans at Beacon Point Caravan Park, St. Michael’s Road, Barrow-in-Furness as shown on plan number 2012/0581.

Representations received and the results of consultations were reported.

The Committee had undertaken a site visit prior to the meeting.

It was moved by Councillor Williams and seconded by Councillor McClure that the application be deferred. This was duly voted upon and lost.

RESOLVED:- It was agreed that planning permission be granted subject to the Standard Duration Limit and the following conditions:-

2. The development shall be implemented in accordance with the application dated 20.8.12 and the accompanying plans P1112 01C, 02 and 03a.

Reason

To retain the development to within the form approved.

3. No caravan shall be occupied between 16th November in any one year and 3rd January in the succeeding year.

Reason

In order to ensure proper control of the occupation of the site by preventing the establishment of permanent residency.

4. Prior to their occupation the caravans shall be painted in one or more of the following colours, as specified by British Standards BS 4800 1972 and must thereafter be maintained in the same colours:

00 A 95 00 A 05 08 B 21
18 B 21 16 C 37 08 B 25
18 B 25 16 B 39 10 A 11
14 C 39 08 B 29 12 B 29
00 A 13 10 C 39 18 B 29
12 D 45 04 B 25 12 B 25
10 B 25 10 A 07 04 B 21
10 B 21 12 B 21

Reason

In order to protect the visual amenities of the area.

5. All vehicular and pedestrian access to the caravans hereby approved shall be through the existing caravan park via St Michael's Road.

Reason

To protect the amenities of Concle Terrace.

6. A screen fence 1.8m high shall be permanently retained along the application site boundary which adjoins the side garden of 7 Concle Terrace.

Reason

In order to protect the amenities of the adjacent occupier and to ensure compliance with condition no. 5 above.

7. The level of the concrete bases hereby approved shall not exceed the height of the adjacent caravan bases.

Reason

To ensure that the heights of the caravans are not unduly high.

8. Foul drainage shall be connected to the existing site drainage.

Reason

To avoid disruption to Concle Terrace.

Reason for Approval

That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act and all other material considerations, and subject to the proposed conditions, the development as proposed by reason of its location, design and orientation, will not have a detrimental impact upon the neighbouring properties or the visual amenities of the area. As such, the proposal complies with the Development Plan for the area, specifically Saved policies G18, and paragraph 28 of the NPPF.

356 – Cavendish Arms, Market Place, Dalton-in-Furness

From Frederic Robinson Ltd in respect of planning permission for the conversion of public house into 4 no. self contained flats with parking provision and Listed Building Consent for the works associated with the above at Cavendish Arms, Market Place, Dalton-in-Furness as shown on plan numbers 2011/0674 and 2011/0721.

Representations received and the results of consultations were reported.

The Committee had undertaken a site visit prior to the meeting.

RESOLVED:- It was unanimously agreed that:-

- A. Planning permission be granted subject to the Standard Duration Limit and the following conditions:-
 2. The development shall be carried out in accordance with the application dated 15/08/11 (as amended) and the hereby approved plans referenced:

AL(21)001 Revision C (floor plans and roof layout)
AE(20)001 Revision D (proposed elevations)
EL(21)001 (existing floor plans and roof layout)
EE(20)001 (existing elevations)

Reason

To retain the development in the form approved.

3. Prior to the beneficial occupation of any part of the development the parking area shall have been completed in accordance with drawing no. AL(21) 001 revision A and shall thereafter be permanently retained for the benefit of the development hereby approved.

Reason

To ensure that the proposed parking facilities are provided and retained.

Reason for approval of planning permission

That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act and all other material considerations, the development as proposed by reason of its location, design and orientation, will not have a detrimental impact upon the neighbouring properties or the visual amenities of the area. As such, the proposal complies with the Development Plan for the area, specifically Saved policies B3, B5, D15, D17 and paragraph(s) 14, 17, 49, 128, 129, 132, 134, 137 and 141 of the NPPF; and

- B. That Listed Building Consent be granted subject to the Standard Duration Limit and the following conditions:

2. The development shall be carried out in accordance with the application dated 15/08/11 (as amended) and the hereby approved plans referenced:

AL(21)001 Revision C (floor plans and roof layout)
AE(20)001 Revision D (proposed elevations)
EL(21)001 (existing floor plans and roof layout)
EE(20)001 (existing elevations)

as amended by the conditions below.

Reason

To retain the development in the form approved.

3. Prior to the demolition of the flat roofed extension a programme of archaeological work shall have been agreed in writing with the planning authority and the development shall thereafter proceed in accordance with the agreed scheme of work.

Reason

The site may contain important below ground archaeology

4. Following the demolition of the flat roofed extension and a soft strip of the public house but prior to the works of conversion commencing a further recording to English Heritage Level III (English Heritage 2006) shall have been carried out and submitted to and approved in writing by the Planning Authority.

Reason

The Archaeological Building Recording submitted with the application has identified the potential for significant features to be discovered and which will need to be appropriately recorded.

5. Prior to any soft strip of the building or works of alteration or demolition a schedule of those parts proposed to be removed or demolished shall be agreed in writing with the Planning Authority and no other parts of the building or its fabric shall be removed or demolished.

Reason

To minimise any loss of historic fabric.

6. The chimneys identified under notes 21 and 22 on drawing no. AE(20) 001 shall have been rebuilt in accordance with the said drawing prior to any beneficial occupation of the development hereby approved.

Reason

In mitigation for the alterations required to facilitate conversion.

7. New windows and doors shall be of timber and given a painted gloss finish.

Reason

In order to safeguard the special architectural or historic interest of the building.

8. The new windows identified under notes 13, 14, 15 on dwg no. AE(20) 001 shall be true sliding sash windows with sash weights and pulleys and which shall be constructed in accordance with details of frame thickness and glazing to be agreed in writing with the Planning Authority.

Reason

In order to safeguard the special architectural or historic interest of the building.

9. Any works involved with any upgrade of the structure to meet Building Regulations with respect to thermal and acoustic performance must also be agreed in writing with the Planning Authority. The upgrade must thereafter be carried out in accordance with the details agreed by the Planning Authority.

Reason

To ensure any upgrades take account of the building's special interest.

10. Rainwater goods shall be of cast iron.

Reason

In order to safeguard the special architectural or historic interest of the building.

11. Soil and vent pipes shall be internal.

Reason

To avoid the building being harmed by unsightly soil and vent pipes.

12. All new windows and doors shall be set into the reveals by a minimum of 100mm measured from the external face of the building.

Reason

In order to safeguard the special architectural or historic interest of the building.

Reason for approval of Listed Building Consent

In reaching the decision to grant Listed Building Consent subject to conditions, the Borough Council have paid special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses and have concluded that the decision accords with the development plan and national guidance.

357 – Plot 4, Andrews Way, Barrow-in-Furness

From Cumbria Police Authority in respect of the construction of new police station (Outline all matters reserved) at Plot 4, Andrews Way, Barrow-in-Furness as shown on plan number 2012/0547.

Representations received and the results of consultations were reported.

The Committee had undertaken a site visit prior to the meeting.

RESOLVED:- It was agreed that planning permission be granted subject to the Standard Duration Limit and the following conditions:-

2. No development whatsoever shall take place until full details of the access, appearance, landscaping, layout, and scale of the development have been submitted to and approved by the Planning Authority and the development shall conform to such approved details.

Reason

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be carried out in all respects in accordance with the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent:

DRW -001
DRW -002
Desk Study G12173 by GeoInvestigate Ltd

Reason

The condition is required so as to enable the Planning Authority to exercise sufficient control over the development in order to meet policy objectives, and for the avoidance of doubt.

4. No development shall take place until the developer has completed a Field Investigation and Detailed Risk Assessment, conducted in accordance with established procedures (BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites), which shall be undertaken to determine the presence and degree of contamination and must be undertaken by a suitably qualified contaminated land practitioner. The results of the Field Investigation and Detailed Risk Assessment shall be submitted to and approved in writing by the Planning Authority before any development begins.

Where contamination is found which poses unacceptable risks, no development shall take place until a detailed Remediation Scheme has been submitted to and approved in writing by the Planning Authority. The scheme must include an appraisal of remedial options and proposal of the preferred option(s), all works to be undertaken, proposed remediation objectives, remediation criteria and a verification report. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use. The approved Remediation Scheme shall be implemented in accordance with the approved scheme.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved policy D56 of the Barrow Local Plan Review 1996-2006 and paragraph 109 of the NPPF.

5. No occupation of each phase of development shall take place until a verification report, demonstrating completion of the works set out in the approved remediation strategy, and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved policy D56 of the Barrow Local Plan Review 1996-2006 and paragraph 109 of the NPPF.

6. No development shall take place until a surface water drainage strategy has been submitted to, and approved in writing by, the Planning Authority. The strategy shall incorporate permanent control methods to ensure that no contaminated water shall drain into Walney Channel. Sustainable Drainage Systems (SuDS) should be incorporated into the surface water drainage strategy wherever practicable. (Suitable SuDS elements may include swales, soakaways, rainwater harvesting, permeable paving, and storage ponds). The scheme shall incorporate measures for both the construction phase and the end user operational phase of the development, and shall be fully implemented and subsequently maintained in accordance with the timing / phasing arrangements embodied within the scheme.

Reason

In order to ensure that flood risk is not increased elsewhere as a result of the development.

7. No development shall commence until a survey for the presence of any nesting gulls at the site has been carried out by a suitably qualified person, and has been submitted to the Planning Authority for prior written approval. If any evidence of nesting gulls is found, then the report shall include measures for their protection during development. These approved measures shall be permanently implemented in strict accordance with the approved details, unless the Planning Authority gives prior written approval for any variation.

Reason

To protect the wildlife species which are an important nature interest feature of the Duddon Estuary SPA.

8. Prior to the commencement of any development, the developer shall submit to the Planning Authority for prior approval, written details of a Construction Method Statement and Management Strategy, which shall address the following issues;
- The use of cranes or other tall structures in proximity to Walney airfield
 - The design of temporary lighting
 - Control and disposal of waste
 - Control of dust and noise
 - the location of car parking and turning facilities for site personnel and construction
 - vehicles
 - any lorry waiting facilities

Where appropriate the developer shall employ recognised best practise in accordance with any relevant British Standard. The development shall be carried out in accordance with the approved details.

Reason

In the interests of public safety and in order to minimise any potentially adverse impact upon the occupiers of adjacent sites, and upon the ecological interests of Walney Channel.

9. Within 6 months of the beneficial occupation of the development (or any part thereof), the applicant shall prepare and submit to the Planning Authority for approval a Travel Plan which shall identify the measures that will be undertaken by the developer to encourage the achievement of a modal shift away from the use of private cars by employees to sustainable transport modes. The measures identified in the Travel Plan shall be implemented by the applicant within 12 months of the development (or any part thereof) being occupied.

Reason

To aid in the delivery of sustainable transport objectives, and in order to support Local Transport Plan Policies WS1, LD4, and Saved Structure Plan policy T31.

10. Any facilities for the storage of fuels, oil or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, prior details of which shall be submitted to the Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there are multiple tankages, the compound should be at least equivalent to 110% of the capacity of the largest tank, or 25% of the total combined capacity of the interconnected tanks whichever is the greatest. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason

In order to minimise the potential discharge of contaminated drainage, or accidental spillages, to underground strata or to surface waters.

11. During the construction phase any piling operations shall be limited to the time frames of: 8:00am - 6:00pm Monday to Friday only. Any noisy construction works shall only take place during the time frame of: 7:00am - 7:00pm Monday to Friday and 8:00am - 1:00pm Saturday. There shall be no noisy activities on Sunday or Bank Holidays. 'Noisy Construction' is defined as audible or perceived at any noise sensitive premises.

Reason

In order to minimise the potential for noise pollution and thereby conforming to Saved Barrow Local Plan policy D58.

Reason for Approval

The development did not accord with the Development Plan for the area, specifically Saved Policy A1; Local Employment Sites. However, there were material considerations that made the proposal acceptable, as listed below. The Planning Authority considered that these material considerations outweighed the policy and therefore the proposal was acceptable.

358 – Former Kwik Save, Holker Street, Barrow-in-Furness

From J. N. Murray Ltd in respect of a new planning permission to replace an extant planning permission 2009/1652 Alteration and conversion of supermarket (A1) to community surgery/health centre and pharmacy (D1) with associated pharmacy distribution and storage at Former Kwik Save, Holker Street, Barrow-in-Furness as shown on plan number 2012/0674.

Representations received and the results of consultations were reported.

RESOLVED:- It was agreed that planning permission be granted subject to the Standard Duration Limit and the following conditions:-

2. development shall be carried out in all respects in accordance with the hereby approved documents defined by this permission as listed below, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order, 2008 (or any Order revoking or re-enacting that Order with or without modification), there shall be no variation without the prior written consent of the Planning Authority. The documents to which this consent refers are as follows:

The application form

The Design and Access Statement 3010 dated September 2009

Site layouts 3010/01 and 3010/02 dated August 2009 produced by Craig and Green Architects.

Reason

To enable the Planning Authority to exercise sufficient control over the development, in the interests of meeting policy objectives, and for the avoidance of doubt.

3. The use approved must only take place within the hours of 0700-23.00 Mondays to Fridays, 0800-20.00 on Saturdays and 09.00-18.00 hours on Sundays and Public Holidays.

Reason

In order to protect the residential amenities of the area due to the proximity to neighbouring houses.

4. There shall be no deliveries to, or dispatches from the site, nor shall any delivery vehicle access the site outside of the following hours; 0800-1800 Mondays to Saturdays, and 10.00-16.00 hours on Sundays and Public Holidays.

Reason

In order to protect the residential amenities of the area due to the proximity to neighbouring houses.

5. There shall be no open air storage of any waste materials, except within purpose built receptacles located within a screened enclosure, the full details of which shall be submitted to and approved in writing by the Planning Authority prior to the beneficial occupation of the premises. The premises shall thereafter be operated in accordance with the approved scheme.

Reason

In the interests of environmental amenity by ensuring that there is a suitable provision of refuse storage on the site, and in the interests of residential amenity due to the proximity to neighbouring housing.

6. Prior to the commencement of any development, details of the external alterations to the building shall be submitted to, and approved in writing by, the Planning Authority. The development shall thereafter be carried out in accordance with the approved documents.

Reason

To ensure a satisfactory appearance to the development, and in order to minimise its impact upon the surrounding area.

7. Prior to the beneficial occupation of any part of the development, a landscape scheme for the site, showing the proposed trees and shrubs, together with details of any phasing of such a scheme must be submitted to and approved in writing by the Planning Authority. The scheme shall be submitted on a plan not greater than 1:500 in scale and shall contain details of numbers, locations and species of plants to be used. All planting and subsequent maintenance shall be to current British Standards. The approved scheme must subsequently be implemented by the end of the first planting season following initial beneficial occupation of the development or by such a programme as may be agreed in writing. Any trees or shrubs removed, dying being severely damaged or becoming seriously diseased within five years of planting shall be replaced by the landowner with trees or shrubs of a similar size and species to those originally required to be planted

Reason

In the interests of the visual amenities of the area.

Reason for Approval

That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act and all other material considerations, the development as proposed by reason of its location, design and orientation, will not have a detrimental impact upon the neighbouring properties or the visual amenities of the area. As such, the proposal complies with the Development Plan for the area, specifically Saved Policy F2, and paragraph(s) 19 and 22 of the NPPF.

359 – Park Knott Smallholding, Dalton Road, Askam-in-Furness

From Mr and Mrs D. Greaves in respect of the change of use of land to siting of caravans with private package treatment plant at Park Knott Smallholding, Dalton Road, Askam-in-Furness as shown on plan number 2012/0489.

Representations received and the results of consultations were reported.

The Committee had undertaken a site visit prior to the meeting.

The agent attended the meeting and made representations to the Committee.

RESOLVED:- It was unanimously agreed that planning permission be refused for the following reason:-

The scheme represents harmful development in that it would consolidate existing isolated development and result in harmful visual intrusion into the open countryside. Approval would run contrary to the NPPF which seeks to protect the intrinsic beauty of the countryside and saved policies D1 and G18 of the Barrow Borough Local Plan Review 1996-2006 and saved policy E37 of the Cumbria and Lake District Joint Structure Plan.

360 – Withdrawn Application

The following application had been withdrawn:-

2012/0649 – Change of use from A2 office to A5 take away and installation of extractor fan/ducting at 36 Cavendish Street, Barrow-in-Furness.

The meeting closed at 3.20 p.m.