

BOROUGH OF BARROW-IN-FURNESS

PLANNING COMMITTEE

Meeting, 11th June, 2013
at 2.30 p.m. (Drawing Room)

A G E N D A

Site Visit

2013/0244 – South Lakes Wild Animal Park, Dalton-in-Furness

Depart Town Hall Court Yard at **1.15 p.m.**

PART ONE

1. To note any items which the Chairman considers to be of an urgent nature.
2. Questions on Notice

The Chairman to answer questions on any matter in relation to which the Council has powers or duties which affect the Borough and which fall within the terms of reference of the Planning Committee where due notice has been given in accordance with Council Procedure Rules 10.3 and 10.4.

3. 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.
4. **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.

5. 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.

6. Apologies for Absence/Attendance of Substitute Members.
7. To confirm the Minutes of the meeting held on 21st May, 2013 (copy attached) (Pages 1-7).
8. Delegated Approvals – For Information (booklet attached).

FOR DECISION

- (D) 9. Planning Applications (booklet attached).

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

Membership of Committee

Councillors

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

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PLANNING COMMITTEE

Meeting: Tuesday 21st May, 2013
at 2.30 p.m. (Drawing Room)

PRESENT:- Councillors M. A. Thomson (Chairman), C. Thomson (Vice-Chairman), Derbyshire, Hamilton, Husband, Johnston, Murray, Sweeney and Wilson.

1 – Apologies for Absence/Attendance of Substitute Members

Apologies for absence were received from Councillors Murphy, Preston, Thurlow and Williams.

Councillors Sweeney and Hamilton had replaced Councillors Preston and Thurlow respectively for this meeting only.

2 – Minutes

The Minutes of the meeting held on 2nd April, 2013 were taken as read and confirmed.

3 – Appointment on Outside Bodies, Panels, Working Groups etc.

The Executive Director reported that at the Annual Council Meeting on 14th May, 2013 the allocation of seats in respect of Forums, Panels, Working Groups etc. had been agreed. Delegated authority had been requested to allow the appropriate Committees to make the necessary appointments.

In the case of the Planning Committee this involved the appointment of Members to the Planning Panel. In accordance with proportionality rules, the notional seat allocations for 2013/14 was as follows:-

Five Seats (4 Labour: 1 Conservative)

RESOLVED:- That the following Members be appointed to serve on the Planning Panel for the year 2013/14:-

Councillors M. A. Thomson (Chairman), C. Thomson (Vice-Chairman) and Councillors Husband, Murray and R. McClure.

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 decisions made under the Town and Country Planning Act 1990 (as amended) as follows:-

- 4 2013/0144** Prior Notification of proposed development by telecommunications code system operators for the installation of a High Speed Broadband Cabinet within footway at Island Road Barrow-in-Furness.
- 5 2013/0100** Change of use from former carpet shop to sandwich shop/café at Mission Hall Michaelson Road Barrow-in-Furness.
- 6 2013/0187** Renewal of temporary planning permission (2011/0877) to allow retention of offices until 31st July, 2018 at DONG Walney (UK) Ltd Ramsey Way Barrow-in-Furness.
- 7 2013/0148** Listed Building Consent for works associated with use of former carpet shop as a sandwich shop including insertion of combi boiler flue extract, extract fans/grills for kitchen and replacement of specified doors at Mission Hall Michaelson Road Barrow-in-Furness.
- 8 2013/0117** Conversion and change of use of former Public House to four residential dwellings at Former Riflemans Arms 54 Salthouse Road Barrow-in-Furness.
- 9 2013/0110** Creation of a 'click and collect' facility for customers involving erection of canopy and associated works at Tesco Stores Corner House Park Hindpool Road Barrow-in-Furness.
- 10 2013/0138** Residential development comprising 35 dwellings and 6 apartments without complying with conditions no. 3 and 4 of planning permission 2011/0292 to allow the occupation of Plots 1 to 12 prior to the construction of the estate road and prior to the provision of the new footway and on street parking bays to Lonsdale Road at Lonsdale Hospital (Former) School Street Barrow-in-Furness.
- 11 2013/0120** Listed Building Consent for demolition of kitchen and erection of a two storey rear extension forming kitchen with bathroom over and a single storey utility extension – resubmission of 2012/0544 in a revised form at 3 Keith Street Barrow-in-Furness.
- 12 2013/0119** Erection of a two storey rear extension forming ground floor kitchen with bathroom over and a single storey utility room extension – resubmission of 2012/0539 in a revised form at 3 Keith Street Barrow-in-Furness.

- 13 2013/0249** Application for a prior notification of proposed agricultural development namely new access to pasture land for dairy cattle at Church Farm Church Hill Lindal-in-Furness.
- 14 2013/0058** Erection of a two storey extensions to rear and side elevations forming a kitchen with bedroom over and a garage with store over respectively at 6 Parkside Close Lindal-in-Furness.
- 15 2013/0182** Application for a Non Material Amendment following grant of planning permission 2012/0472 (extensions to rear and side elevations) to relocate wc window from side to front elevation with velux over at 72 Duke Street Askam-in-Furness.
- 16 2013/0083** Change of use from A1 (Shop) to A2 (Estate Agents Office) at 70 Market Street Dalton-in-Furness.
- 17 2013/0111** Advertisement Consent to display an illuminated fascia sign that surrounds an existing ATM machine at 76 Market Street Dalton-in-Furness.
- 18 2013/0189** Erection of a two storey, side extension to extend dining room and provide utility with first floor used to widen an existing bedroom and bathroom at 20 Lindal Close Dalton-in-Furness.
- 19 2013/0103** Application for outline planning permission for the erection of 1 detached bungalow (all matters reserved) at Plot 4 Station Approach Dalton-in-Furness.
- 20 2013/0232** Replacement of front porch with a two storey extension incorporating porch with an extension to third bedroom over, and erection of a front lounge extension at 27 Cliffe Lane Barrow-in-Furness.
- 21 2013/0137** Bedroom over existing bike store at 55 Undergreens Road Barrow-in-Furness.
- 22 2013/0168** Application for Non Material Amendment to planning permission 2012/0310 (First floor extension over garage with half dormers) to enlarge windows and alter dormer roof pitch at 5 Dane Avenue Barrow-in-Furness.
- 23 2013/0171** Raised veranda/decking at 19 Windermere Avenue Barrow-in-Furness.
- 24 2013/0191** Application for a Certificate of Lawfulness for Proposed Use or Development (CLOPUD) Removal of existing conservatory and replace with kitchen extension/sun lounge on same footprint at 72 Cowlarns Road Barrow-in-Furness.

- 25 **2013/0121** Application for a Certificate of Lawfulness for Proposed Use or Development (CLOPUD) for conversion of rear section of an attached garage into a utility room/wc and shower room at 19 Windermere Avenue Barrow-in-Furness.
- 26 **2013/0188** Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for a hip to gable roof conversion and formation of a rear dormer bedroom extension at 43 Undergreens Road Barrow-in-Furness.
- 27 **2013/0126** Erection of a rear kitchen extension at 48 Thwaite Street Barrow-in-Furness.
- 28 **2013/0273** Application for a Certificate of Lawfulness or Existing Use or Development (CLOEUD) for use of property as two self-contained flats at 1A and 1B Montague Street Barrow-in-Furness.
- 29 **2013/0093** Change of use of the ground floor of the property from ban (A2) to either Retail (A1), Financial/Professional (A2) or Restaurant/Café (A3) at 228 Dalton Road Barrow-in-Furness.
- 30 **2013/0172** Advertisement Consent to display 1 Fascia Sign (illuminated), 1 Integrated Projecting Sign (illuminated) and 3 ATM Tablets (non-illuminated) at Halifax 133-135 Dalton Road Barrow-in-Furness.
- 31 **2013/0194** Proposed open front porch at 4 Valley Drive Barrow-in-Furness.
- 32 **2013/0098** Removal of existing timber derelict shed and replace with domestic garage with off street parking at 1 Cleveland Avenue Barrow-in-Furness.
- 33 **2013/0047** Extension to existing warehouse to provide additional storage area and new retaining wall to provide level access around warehouse at Steeles Removals Bouthwood Road Barrow-in-Furness.
- 34 **2013/0169** Extension to west side of industrial building and erection of a separate electrical testing facility at Gyrodata Drilling Automation Ltd Meetings Industrial Estate Park Road Barrow-in-Furness.
- 35 **2013/0045** Application for works to sycamore tree (drown reduction 1-2 metre) subject of Tree Preservation Order 1986 No. 2 at 21 Thurlow Way Barrow-in-Furness.
- 36 **2013/0154** Demolition of rear kitchen and erection of a kitchen and bathroom extension at 96 Devon Street Barrow-in-Furness.
- 37 **2013/0185** Erection of a ground floor extension to rear elevation to provide family room at 19 Woodhill Crescent Barrow-in-Furness.

- 38 2013/0136** Extension to side elevation to accommodate a kitchen, utility and an enlarged bathroom at 8 Cherry Tree Way Barrow-in-Furness.
- 39 2013/0157** Application for Outline Planning Permission with all matters reserved for the erection of a dormer bungalow on land between No. 53 and No. 59 North Road Barrow-in-Furness.
- 40 2013/0160** Approval of details reserved by Condition No. 12 (Hedgerow Management) of planning permission 2012/0622) at Moss Side Farm Page Bank Lane Barrow-in-Furness.
- 41 2013/0190** Erection of a single storey side extension to form a new front room with existing front room converted to an en-suite bedroom, and provision of new hard standing to front of property at 6 Cows Tarn Lane Barrow-in-Furness.
- 42 2013/0116** Erection of a conservatory to rear elevation at 30 North Scale Barrow-in-Furness.
- 43 2013/0247** Work to trees subject of Tree Preservation Order 1972 No. 2: T1 Sycamore - fell, T2 and T3 Sycamore - crown raise to achieve 2m clearance from roof, T4 Sycamore - fell, T5 Sycamore – crown raise to min 3.5 m, prune back to reduce overhang, G1 Sycamore - fell, G2 Sycamore - crown raise to 3.5 m, prune back to reduce overhang, G3 Mixed - thin leaving selected stems, T6, T7 Sycamore - fell, T8 Oak - fell, T9 Oak - crown raise over garden, crown clean, T10 Sycamore - fell, T11 Sycamore fell, G4 Mixed - thin leaving selected stems to reconstruct woodland at St Marys Vicarage Promenade Barrow-in-Furness.
- 44 2013/0151** Erection of a two storey side extension forming store, playroom and wc at ground floor with two bedrooms at first floor and erection of a rear ground floor extension forming new kitchen and extended playroom at 100 Ocean Road Barrow-in-Furness.
- 45 2013/0114** Advertisement consent for a stand alone, brick mounted panel sign with trough light, 2 x gable end fascia signs and 1 dibond panel sign fixed to front elevation at Tesco Express Ocean Road Barrow-in-Furness.

The following application was a split decision:-

- 46 2013/0180** Advertisement Consent to display 8 Fascia Signs, 1 Menu Display Unit, 3 Pole Mounted Signs, 1 Twin Leg Promotional Display Sign and 1 Twin Leg Entrance Sign (all illuminated) at Proposed Premier Inn Development North Road Barrow-in-Furness.

The following applications were disposed:-

- 47 2013/0214** Advertisement Consent to display an illuminated fascia sign that surrounds an existing ATM machine at 76 Market Street Dalton-in-Furness.
- 48 2013/0123** Demolition of part existing clubhouse (southern end) and erection of a two storey extension providing increased changing accommodation with gym over, and erection of a single storey extension to north elevation in a different form to that approved under ref 2010/0630 to provide an enlarged bar area in place of office, storage and social area at Barrow Island Rugby Club Ostley Bank Barrow-in-Furness.

The following application was withdrawn:-

- 49 2013/0184** Application for a Certification of Lawfulness of Proposed Use or Development (CLOPUD) for the erection of a rear kitchen extension in place of an existing conservatory and the erection of an adjacent but detached outbuilding at 9 Manx View Askam-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:-

50 – Standish Cote, Mean Moor and Harlock Hill, Marton, Ulverston

From Mr M. Russell in respect of the erection of three 2.3 Mw wind turbines as part of a single development of five turbines which straddles the boundary of two local authority areas together with on-site access tracks and associated infrastructure works and carriageway widening works to A590 (T), Marton Road and Horrace Road junctions at Standish Cote, Mean Moor and Harlock Hill, Marton, Ulverston as shown on plan number 2011/0662.

Representations received and the results of consultations were reported.

The Committee had undertaken an extensive site visit prior to the meeting.

The applicant along with other representatives speaking in favour of the application and objectors attended the meeting and made representations to the Committee.

RESOLVED:- It was agreed unanimously that planning permission be granted subject to the determination of appropriate conditions including the prevention of the development proceeding unless in conjunction with two turbines proposed within the

South Lakes administrative area, which would be delegated to the Assistant Director of Regeneration in conjunction with the Planning Panel.

Reason for Approval

That in arriving at the decision to grant planning permission that the Authority has first taken the environmental information into consideration.

The development, subject to conformity with the conditions to be determined, will result in energy benefits which outweigh the environmental impact of the development. The Development Plan and National Planning Policy Framework policies which are relevant to the decision to grant planning permission are as follows:

Saved Policies Borough of Barrow in Furness Local Plan Review: D1, D45, D47 and G13.

National Planning Policy Framework, specifically paragraph 98.

51 – North Lodge, Abbey Road, Dalton-in-Furness

From Mr D. Reynolds in respect of the demolition of garage and conservatory, erection of a garden room extension to north west side elevation, and a rear extension accommodating two bedrooms and a bathroom, erection of a sandstone perimeter wall to front boundary incorporating main entrance gate, and creation of double access gate in sandstone wall and Listed Building Consent for the demolition of garage and conservatory, erection of a garden room extension to north west side elevation, and a rear extension accommodating two bedrooms and a bathroom, enclosure of arch with a glazed frame, new access gate in sandstone wall, replacement of windows, roof tiles and staircase on a like for like basis at North Lodge, Abbey Road, Dalton-in-Furness as shown on plan numbers 2013/0105 and 2013/0106.

Representations received and the results of consultations were reported.

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

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

During deliberations the applicant informed the Committee that he wished to withdraw his applications at this time.

RESOLVED:- (i) That the Committee note that the applications have been withdrawn by the applicant; and

(ii) That the Assistant Director of Regeneration be authorised to take enforcement action or any other legal order deemed necessary to secure the reinstatement of the land subject of the unauthorised excavation.

The meeting closed at 4.23 p.m.