

BOROUGH OF BARROW-IN-FURNESS

PLANNING COMMITTEE

Meeting, 17th June, 2014
at 2.30 p.m. (Drawing Room)

A G E N D A

Site Visits

2014/0193 - Flass Lane (Corner of Riverside Gardens), Barrow
2014/0105 - Sherborne Ave, Barrow-in-Furness
2014/0151 - Land at Dungeon Lane, Barrow
2014/0291 - 41 Solway Drive, Barrow
2014/0244 - Roa Island Jetty, Roa Island, Barrow

Depart Town Hall Courtyard at **12.15 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 20th May, 2014 (copy attached) (Pages 1-5).
7. Delegated Approvals – For Information (booklet attached).

FOR DECISION

- (D) 8. Planning Applications (booklet(s) attached).
- (D) 9. Deferred 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 20th May, 2014
at 2.30 p.m. (Drawing Room)

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

1 – Apologies for Absence/Attendance of Substitute Members

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

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

2 – Minutes

The Minutes of the meeting held on 29th April, 2014 were taken as read and confirmed.

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

At the Annual Council Meeting on 13th May, 2014 delegated authority had been given to Committees to make appointments to Outside Bodies, Forums (excluding Housing Management Forum) Panels, Working Groups etc. in accordance with the number and allocation of seats to political groups agreed at the meeting. In the case of Planning Committee, it involved appointments to the Planning Panel.

It was noted that the membership of the Planning Panel for 2013/2014 had been the Chairman (Councillor M. A. Thomson), Vice-Chairman (Councillor C. Thomson) and Councillors Husband, Murray and R. McClure - Five Seats (4 Labour: 1 Conservative).

RESOLVED:- To agree that the following Members be appointed to serve on the Planning Panel for 2014/2015:-

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 **2014/0179** Erection of a double garage in place of existing single garage at Rathvale Marsh Street Askam-in-Furness.
- 5 **2014/0004** Prior Approval (Larger Homes Extensions) for a rear conservatory (Length from rear wall of the original house is 4m, height to the eaves is 2.1m and height to highest point of the extension is 3.2m) at 25 The Headlands Askam-in-Furness.
- 6 **2014/0155** Replacement of existing conservatory to front elevation with a larger sun room extension at 59 Boulton row Newton Cross Road Newton-in-Furness.
- 7 **2014/0189** Proposed two storey side extension with lounge on ground floor and two bedrooms over at 27 Ruskin Avenue Dalton-in-Furness.
- 8 **2014/0143** Rear living room and bedroom extension and en-suite extension to front bedroom at 33 Kentmere Crescent Barrow-in-Furness.
- 9 **2014/0126** Removal of seven floodlighting columns and replacement with six 15m lighting columns at Craven Park Willie Horne Way Barrow-in-Furness.
- 10 **2014/0233** Minor alterations to include lift shaft over run (0.5m above existing roof line) at Unit J Hollywood Park Hindpool Road Barrow-in-Furness.
- 11 **2014/0184** Erection of a front porch at 254 Stone Lea Lodge Abbey Road Barrow-in-Furness.
- 12 **2014/0194** Erection of a two storey rear extension forming living room with a third bedroom over and a single storey side extension forming store and kitchen at 18 Meadowlands Avenue Barrow-in-Furness.
- 13 **2014/0213** Remove existing conservatory and kitchen bay window and build a rear ground floor kitchen/dining room/lounge extension. Extend existing garage/store level with the front of the property at 24 Carlton Avenue Barrow-in-Furness.
- 14 **2014/0160** Rear ground floor kitchen extension at 13 Park Drive Barrow-in-Furness.
- 15 **2014/0164** Application for approval of details reserved by Condition No. 4 (hedgerow reinstatement) of planning permission 2013/0027

(access track and widened access onto the A5087 to facilitate erection of approved wind turbine) at Newholme Farm Rampside Road Barrow-in-Furness.

- 16 2014/0165** Application for approval of details reserved by Condition No. 12 (access track details) of planning permission 2012/0840 (installation of wind turbine) at Newholme Farm Rampside Road Barrow-in-Furness.
- 17 2014/0192** Erection of a conservatory to rear elevation at 15 Holbeck Park Avenue Barrow-in-Furness.
- 18 2014/0261** Non-Material Amendment following the grant of planning permission 2011/0851 (rear ground floor kitchen and bathroom extension) to allow window in side elevation next to existing window in place of the approved rear kitchen window at 25 Belvedere Road 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:-

19 – Plots 45-49 (North Site), Flass Lane, Barrow-in-Furness

From Paddle Ltd in respect of an application for approval of details reserved by Condition No. 9 (cycle store and disabled parking) of planning permission 2006/1257 (erection of 12 No. 2 bed flats and car parking) at Plots 45-49 (North Site), Flass Lane, Barrow-in-Furness as shown on plan number 2014/0266.

Representations received were reported.

RESOLVED:- To agree that the details submitted as documents referenced FL/N110AAAAB and FL/N/2000 were acceptable and Condition No. 9 attached to planning approval 2006/1259 thereby be discharged.

20 – Town Hall, Duke Street, Barrow-in-Furness

From Barrow Borough Council in respect of Listed Building Consent for the formation of a new corridor involving two new openings in internal masonry walls, removal of internal partitions including original partitions, extension of existing mezzanine floor, installation of new partitions as part of revised office layout, and rearranged toilets and kitchen at the Town Hall, Duke Street, Barrow-in-Furness as shown on plan number 2014/0199.

The results of consultations were reported.

RESOLVED:- (i) To support the application; and

(ii) To authorise the forwarding of the application to Government Office for determination.

21 – Sowerby Lodge Farm, Bank Lane, Barrow-in-Furness

From AAH Planning Consultants in respect of a screening opinion in relation to a proposed 4-5 MW solar farm at Sowerby Lodge Farm, Bank Lane, Barrow-in-Furness – Town and Country Planning under Regulation 5 (Environmental Impact Assessment) Regulations 2011 as shown on plan number 2014/0282.

The results of consultations were reported.

RESOLVED:- To agree that based upon the submitted information an Environmental Impact Statement would not be required for the development, for the following reasons:-

- (i) The site was not within a 'sensitive area' as defined in Regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011; and
- (ii) Whilst the development site area exceeded 0.5 hectares and was therefore a Schedule 2 development, it was likely to only have an environmental impact of local significance. Should the proposal be deemed acceptable in terms of national guidance and development plan policies, those impacts could be addressed through suitable mitigation measures enforced by either legal agreements or planning conditions.

22 – Parkhouse Farm, Parkhouse Road, Barrow-in-Furness

From R & E Beck in respect of Prior Notification for the erection for a steel framed agricultural building for the storage of hay and straw, with tractor access at Parkhouse Farm, Parkhouse Road, Barrow-in-Furness as shown on plan number 2013/0752.

Consideration of this application had been deferred at the meeting on 11th March, 2014 (Minute No. 464 refers) to enable further information to be obtained regarding traffic movements.

The Council had commissioned a report on the proposed agricultural building by A G and P Jackson, Chartered Surveyors and Land Agents. The report considered the agricultural need for the proposed new building as well as the structure, size and location of the building.

The Committee considered the extra information booklet containing the report on the proposed agricultural building in arriving at its decision today.

It was moved by Councillor M. A. Thomson and seconded by Councillor C. Thomson to refuse the application. This was duly voted upon and unanimously agreed.

RESOLVED:- That planning permission be refused for the following reason:-

The development, in terms of its siting, would relate poorly to existing farm buildings due to its isolated, valley floor location separate from all other farm buildings and as a consequence would appear as an intrusive and prominent development within the views of the Mill Beck Valley which (the application site, extending northwards) is located within the Furness Abbey Conservation Area. The Committee were of the opinion that the harm arising to the character of the area which includes the main rail route into Barrow was substantial and was not outweighed by any safety benefits arising from the building's proposed siting and having regard to additional information including the report dated April 2014 (A G & P Jackson, Chartered Surveyors and Land Agents) any benefits regarding safety were not conclusive. Approval would therefore conflict with Section 72 of the Act, saved policies D1 and D15 of the Barrow-in-Furness Local Plan Review and a core principle of the NPPF (paragraph 17) which recognises the importance of the intrinsic character and beauty of the countryside. Refusal also accords with paragraph 133 of the NPPF in relation to development which results in substantial harms to a designated heritage asset.

The meeting closed at 3.25 p.m.