

BOROUGH OF BARROW-IN-FURNESS

PLANNING COMMITTEE

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

A G E N D A

Site Visits

- Wind Farm, Standish Cote, Mean Moor and Harlock Hill, Marton, Ulverston
- North Lodge, Abbey Road, Dalton in Furness

Depart Town Hall Court Yard at **10.00 a.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 2nd April, 2013 (copy attached) (Pages 1-9).
7. Delegated Approvals – For Information (booklet attached).

FOR DECISION

- (D) 8. Planning Applications (booklets attached) – Representations regarding Windfarm application available to view in Members' Room.
- (D) 9. Appointments on Outside Bodies, Panels, Working Groups etc. (Page 10).

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

Wind Farm, Standish Cote, Mean Moor and Harlock Hill, Marton, Ulverston

**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

Membership of the Committee to be confirmed at the Annual Council meeting on 14th May, 2013.

For queries regarding this agenda, please contact:

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Published: 13th May, 2013

PLANNING COMMITTEE

Meeting: Tuesday 2nd April, 2013
at 2.30 p.m. (Drawing Room)

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

463 – Apologies for Absence/Attendance of Substitute Members

An apology for absence was received from Councillor Murphy.

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

464 – Minutes

The Minutes of the meeting held on 5th March, 2013 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:-

- 465 2013/0061** Submission of Remediation Strategy as required by Condition No. 9 of planning permission 2012/0468 – Erection of a Premier Inn Hotel (three storey, 80 bedroom) and restaurant/public house (two storey) with associated car parking and landscaping at Dock Museum (Land adjoining) North Road Barrow-in-Furness.
- 466 2013/0066** Application for approval of details reserved by Conditions No. 4 (Surface water drainage scheme) No. 7 (Investigation into highway drain in SE corner including scheme of diversion) and No. 14 (External materials) of planning permission 2012/0468 at Dock Museum (land adjoining) North Road Barrow-in-Furness.
- 467 2012/0734** Installation of 18 no. new 400W metal halide floodlights, including the replacement of 3 existing lighting columns to improve car

park lighting facilities at Cavendish Park Car Park Buccleuch Dock Road Barrow-in-Furness.

- 468 2012/0818** Proposed access track and crane hard-standing area to facilitate the construction and maintenance of a previously approved single wind turbine under planning reference number 2011/0429 at Field to the east of existing telecoms tower Askam Road Dalton-in-Furness.
- 469 2013/0022** Application for a 25% crown reduction of sycamore tree subject to Tree Preservation Order 1984 No. 7 at (Rear of South View) The Plantation Pit Lane Lindal-in-Furness.
- 470 2013/0014** Listed Building Consent for works associated with the creation of a cloakroom within an existing utility at 23 High Farm House The Green Lindal-in-Furness.
- 471 2013/0023** Removal of identified limb from willow subject of Tree Preservation Order 1984 No. 7 at The Plantation (adjacent to Whitriggs) Pit Lane Lindal-in-Furness.
- 472 2013/0140** Application for approval of details reserved by Condition No. 6 (preliminary investigation into ground conditions) of planning permission 2012/0174 (erection of an agricultural workers dwelling) at Elliscales (land at) Askam Road Dalton-in-Furness.
- 473 2013/0044** Conversion of shop into ground floor flat at 87 Duke Street Askam-in-Furness.
- 474 2013/0073** Application for approval of details reserved by Condition No. 5 of Appeal Decision APP/W0920/A/11/2159288. Submission of structural details of the proposed perimeter banking, including longitudinal and cross sections of Planning Application 2010/0712 at South Lakes Wild Animal Park Broughton Road Dalton-in-Furness.
- 475 2013/0015** Formation of a vehicular access onto Ireleth Road (A595) and the closure of the existing vehicular access onto Saves Lane at Oban Ireleth Road Ireleth Askam-in-Furness.
- 476 2013/0012** Erection of a two storey side extension, forming new lounge at ground floor, with bedroom and wetroom at first floor level. Removal of existing garage and re-siting of new garage at Station Cottage Hollygate Road Dalton-in-Furness.
- 477 2013/0002** Loft conversion involving a hip to gable conversion and a rear dormer to extend over the existing two storey rear extension to create a second floor at 4 Romney Avenue Dalton-in-Furness.

- 478 2012/0831** Variation of Condition No. 3 of planning permission 1979/0541 to allow conversion of existing garage to a living room at 35 Dunmail Raise Barrow-in-Furness.
- 479 2013/0020** Use of land for the storage of caravans for a temporary period of 5 years at Rainbow Bungalow Park Road Barrow-in-Furness.
- 480 2013/0038** Advertisement consent to display 1 x aluminium sign (non-illuminated) to south facing gable at Building Accessories Supplies Ironworks Road Barrow-in-Furness.
- 481 2013/0046** Change of use and conversion of first floor flat to part of shop floor premises at 84 Scott Street Barrow-in-Furness.
- 482 2013/0082** Application for approval of details reserved by Condition No. 3 Submission of Construction Method Statement and criteria for planning permission 2012/0468 (Erection of a Premier Inn Hotel (three storey, 80 bedroom) and restaurant/public house (two storey) with associated car parking and landscaping at Dock Museum (land adjacent to) North Road Barrow-in-Furness.
- 483 2013/0057** Erection of a conservatory to rear elevation at 26 Middleton Avenue Barrow-in-Furness.
- 484 2013/0004** Construction of rear single storey kitchen/dining room extension, including new raised flagged area to the rear at 8 Monksvale Grove Barrow-in-Furness.
- 485 2013/0010** Ground floor kitchen extension, utility and sun lounge extension to rear elevation and extending beyond side elevation to adjoin existing garage at 16 Shelley Drive Barrow-in-Furness.
- 486 2013/0108** Erection of a detached, double width garage at 312 Abbey Road Barrow-in-Furness.
- 487 2013/0107** Hip to gable conversion involving raising roof by 300mm, addition of rear dormer and a porch to front elevation at 1 Minster Lane Barrow-in-Furness.
- 488 2013/0028** Erection of a compressor house extension at Gyrodata Drilling Automation Ltd Meetings Industrial Estate Park Road Barrow-in-Furness.
- 489 2013/0084** Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for the Installation of additional site boundary security fencing with gates at Barrow Grid Substation Cotswold Crescent Barrow-in-Furness.

- 490 2013/0076** Creation of new vehicular access with electric gates (resubmission of 2012/0767) at Eastleigh Mews Back East Mount Barrow-in-Furness.
- 491 2013/0075** Advertisement Consent for a replacement double side external totem sign (illuminated) at Strawberry Hotel Abbey Road Barrow-in-Furness.
- 492 2013/0131** Application for approval of details reserved by Condition No. 3 (external materials) of permission 2011/0004 at 37 (rear of) Derby Street Barrow-in-Furness.
- 493 2013/0054** Rear extension forming shower/utility room to replace existing sub-standard structure at 16 Pypers Croft Barrow-in-Furness.
- 494 2012/0791** Approval of details reserved by Condition No. 3 of planning permission 2012/0018 at Stank Farm Stank Lane Stank.
- 495 2013/0027** The provision of an access track, crane hardstanding area and widened access onto the A5087 to facilitate construction of a wind turbine previously approved under ref. 2012/0642 at Newholme Farm Rampsid Road Barrow-in-Furness.
- 496 2013/0101** Town and Country Planning (Environmental Impact Assessment) Regulations 2011 – Screening Opinion for Barrow Terminals Optimisation Project (B-Top) at Barrow Onshore Terminals Rampsid Road Barrow-in-Furness.
- 497 2013/0050** Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for a dormer bedroom extension to rear elevation at 98 North Road Barrow-in-Furness.
- 498 2013/0072** Erection of a first floor extension above existing garage forming additional bedroom and bathroom at 82 Holbeck Park Avenue Barrow-in-Furness.
- 499 2013/0078** Front conservatory extension at 16 Biggar Bank Road Barrow-in-Furness.
- 500 2013/0070** Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for a replacement garage/store and sun lounge at 2 Juno Street Barrow-in-Furness.
- 501 2013/0031** Erection of a two storey side/rear extension forming a dining room with bedroom over and a rear single storey kitchen/living room at 16 Euryalus Street Barrow-in-Furness.
- 502 2013/0021** Erection of a two storey side extension forming wc/kitchen extension with a bedroom and extended bathroom at first floor level at 74 Plymouth Street Barrow-in-Furness.

503 2013/0013 Erection of a ground floor kitchen/bathroom extension to rear elevation at 40 Vengeance Street Barrow-in-Furness.

The following application was a split decision:-

504 2013/0048 Application for work to trees subject of Tree Preservation Order 1997 No. 1 and comprising of the felling of three beech and one sycamore numbered 2, 3, 6 and 9 in application and the removal of lowest limb of sycamore numbered 1 in application and all located within either Group 1 or 2 of the Order at 2 Roosecote Farm Dungeon Lane Barrow-in-Furness.

The following applications were refused:-

505 2013/0051 Erection of a three bedroom house with off street parking on land adjacent to 54 Duddon Road Askam-in-Furness.

506 2013/0005 Advertisement Consent for 2 x fascia signs above entrance, 3 x high level signs to Holker Street elevation and 1 x fascia sign to Abbey Road end elevation at Barrhead Travel Emlyn Hughes House Abbey Road Barrow-in-Furness.

The following County Matter was considered:-

507 2013/9003 Change of use from residential dwelling (Class C3) to a school building (Class D1) (County Matter) at School House Mikasa Street 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:-

508 – 60 Park Avenue, Barrow-in-Furness

From Mr D. Kerr in respect of the removal of existing store room and erection of a larger sun lounge extension to rear elevation at 60 Park Avenue, Barrow-in-Furness as shown on plan number 2013/0094.

Representations received were reported.

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

2. The materials to be used in the construction of the external surfaces, including walls, roofs, doors, and windows, of the extension hereby

permitted shall be of the same type, colour, and texture as those used in the existing building.

Reason

To ensure a satisfactory appearance to the development, and to minimise its impact upon the surrounding 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, 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 policy B14, and paragraph(s) 14 and 17 of the NPPF.

509 – Land off Holker Street, Barrow-in-Furness

From Mr T Whitehead, Modlar and Brookhouse Group in respect of an application for a Minor Material Amendment following granting of planning permission B07/2010/0441(residential development) to allow the re-planning of plots 4-13 involving introduction of a larger house types and the loss of one dwelling (plot 8), the removal of two blocks containing three garages each and replacement with parking for 5 dwellings, and the removal of raised paved area from 'T' junction within the estate at land off Holker Street, Barrow-in-Furness as shown on plan number 2013/0091.

RESOLVED:- It was unanimously agreed that:-

- (A) Subject to the applicant reassigning the Section 106 Obligation previously attached to approval 2010/0441 to create the area of Public Open Space shown on the site layout and to dedicate ownership to the Council, together with an appropriate commuted sum for 5 years maintenance and for the upgrading of other public open space facilities, then;
- (B) Planning permission be granted subject to the Standard Duration Limit and the following conditions:-
 - 2. The development shall be carried out and completed in all respects in accordance with the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 Design and Access Statement;
- Landscaping plan 3798.02 (1/08/2011)
- Landscaping Plan 3798.03 Rev A (1/08/2011)
- Materials Layout 101 Rev B
- Site Layout 001 Rev U
- Elevational drawings HC1 Wren Red, HC2 Wren Buff, HC3 Chaffinch Buff, HC4 Chaffinch Red, HC5 Goldcrest Red, HC6 Goldcrest Buff, HC7 Nightingale Red, HC8 Nightingale Buff, HC9 Teal Red, HC10 Teal Buff, Goldcrest 1 Red, Goldcrest 1 Buff, Teal 2 Red, Teal 2 Buff.
- Site Investigation and Contamination Report No 07383/1 (Arley Consulting) June 2007.
- Technical Report 1706469/cs/R1v2 authored by Bureau Veritas

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.

3. The carriageway, footways, footpaths, cycleways etc. shall be constructed, drained and lit to a standard suitable for adoption in accordance with the approved details (ref. 2011/0533) and with the standards laid down in the current Cumbria Design Guide.

Reason

To ensure a minimum standard of construction in the interests of highway safety, and to support Local Transport Plan Policies: LD5, LD7, LD8.

4. The external materials for the dwellings shall be in accordance with the following schedule:-

Roof Marley Modern colour smooth grey;
Red brick Arden Special Reserve;
Buff brick Thorsby Buff Multi;

The development shall be carried out in accordance with the approved details and thereafter retained unless the Planning Authority gives prior written consent to any variation.

Reason

In order to ensure a satisfactory appearance to the development, and in order to minimise its impact upon the surrounding area thus complying with saved policy D21 of the Borough Local Plan.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following beneficial occupation of any part of the development, or in accordance with the phasing of the scheme as agreed in writing with the

Planning Authority. Any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced by the developer in the next planting season with others of a similar size and species, unless the Planning Authority gives prior written consent to any variation.

Reason

In the interests of the visual amenities of the area.

6. No plot shall be occupied until its parking provision has been completed in accordance with the approved plans.

Reason

In order to ensure a suitable level of parking provision for the development.

7. The garages, parking spaces, and access thereto must be reserved for the parking of private motor vehicles and no permanent development, whether permitted by the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modifications) or not, shall be carried out on that area of land or in such position as to preclude vehicular access to the development hereby permitted.

Reason

To ensure that proper access and parking provision is made and retained for the use associated with the development hereby permitted.

Reason for Approval

The development, subject to conformity with the stated conditions, will not cause any material harm to an interest of acknowledged importance. 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; B3, B4, B5, D21, E2, E5, F11, and F12.

National Planning Policy Framework paragraph 49.

510 – 36 Longlands Avenue, Barrow-in-Furness

From Mr S. Winder in respect of a two storey rear extension forming ground floor family room with bedroom three over at 36 Longlands Avenue, Barrow-in-Furness as shown on plan number 2013/0071.

Representations received were reported.

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

2. The development shall be carried out and completed in all respects in accordance with the hereby approved plans and drawings shown as WAW 1579/1A WAW 1579/3A WAW 1579/4AA WAW 1579/5A WAW 1579/6AA, and defined by this permission, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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.

Reason

To ensure that the development is carried out only as indicated on the drawings approved by the Planning Authority.

3. The materials to be used in the construction of the external surfaces, including walls, roofs, doors, and windows, of the extension hereby permitted shall be of the same type, colour, and texture as those used in the existing building.

Reason

To ensure a satisfactory appearance to the development, and to minimise its impact upon the surrounding 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, 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 policy B14, and paragraph(s) 14 and 17 of the NPPF.

The meeting closed at 2.40 p.m.

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| PLANNING COMMITTEE | | Part One (D) Agenda Item 9 |
| Date of Meeting: | 22nd May, 2012 | |
| Reporting Officer: | Executive Director | |
| <p>Title: Appointments on Outside Bodies, Panels, Working Groups etc.</p> <p>Summary and Conclusions:</p> <p>The Council on 14th May, 2013 gave delegated authority 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 the Planning Committee this involves appointments to the Planning Panel.</p> <p>Recommendation:</p> <p>To agree the appointments to the Planning Panel.</p> | | |

Report

At the Annual Council Meeting on 14th May, 2013 the allocation of seats in respect of Forums, Panels, Working Groups etc. were agreed.

Members are requested to appoint Members to the Planning Panel in accordance with the notional seat allocations for 2013/14 which have been agreed as follows:-

Five Seats (4 Labour: 1 Conservative)

Note:- Membership for 2012/2013 was the Chairman (Councillor M. A. Thomson) and Councillors Husband, Murray, C. Thomson and R. McClure.

Background Papers

Nil