

**DEVELOPMENT DIVISION**  
**THE PLANNING COMMITTEE**

**25th November, 2008**

**(D)**

**For Information**

Ladies and Gentlemen,

The applications in this report have been determined by the Director of Regeneration and Community Services 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.

**Director of Regeneration and Community Services**



(P) Mr D. Gill  
South Lakes Wild Animal Park  
Erection of a portal framed building to provide replacement animal food storage and preparation area (retrospective) at South Lakes Wild Animal Park, Broughton Road, Dalton-in-Furness as shown on plan number 2008/0827.

1. The composite panels (Juniper Green BS12 B29) shall be maintained and retained and may not be altered without the prior written express consent of the Planning Authority.

Reason

In order to protect 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, 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 policies D1, D21, G13 and G14.

Mr D. Barrett  
David Barrett Architects  
Submission of details regarding reduction of ridge and eaves heights by approximately 2.2 metres at TB Group Limited, Walney Road, Barrow-in-Furness as shown on plan number 2008/0191.

**Applications approved on 22nd October, 2008**

Mr and Mrs P. Molyneux  
Extension to existing dining room and insertion of three roof lights at The Willows, Back East Mount, Barrow-in-Furness as shown on plan number 2008/0498.

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 policy D21.

Mr G. Last  
Erection of a rear ground floor shower room extension at 38 Dane Avenue, Barrow-in-Furness as shown on plan number 2008/1021.

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 policy D21.

Mrs L. Johnson

Erection of a two storey rear extension forming ground floor dining room with a third bedroom over and a ground floor side extension forming w.c. at 66 Highlands Avenue, Barrow-in-Furness as shown on plan number 2008/1064.

2. 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 modifications) no additional opening to those shown on the hereby approved plans, of any kind shall be made in the east or west facing elevations of the permitted extension without the prior written consent of the Planning Authority.

Reason

In order to protect the residential amenities of neighbouring properties from overlooking or perceived overlooking.

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 policy B14.

Mr R. Bird

Creation of a bay window to front elevation at 2 Sedgefield, Road, Barrow-in-Furness as shown on plan number 2008/0779.

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 policy D21.

Mr G. Riley

Erection of a car port (retrospective) on land adjacent to 10 Lowther Crescent, Barrow-in-Furness as shown on plan number 2008/1032.

2. 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 modifications) the sides of the car port shall remain open and unobstructed as indicated on Drawing No. LSW/2008/101 unless the Planning Authority gives prior written approval to any variation of the plans hereby approved.

Reason

In the interests of pedestrian and highway safety and in order to protect 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, 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 policies B17 and D21.

Mrs P. Barber

Felling of one Pine tree and one Horse Chestnut and a 25% crown reduction on three other Horse Chestnut trees subject to Tree Preservation Order 1993 No. 2 at Clarence House, Mount Pleasant, Skelgate, Dalton-in-Furness as shown on plan number 2008/0996.

1. This consent is limited to a period of 2 years expiring on 22<sup>nd</sup> October, 2010 when no work authorised by this consent must be carried out unless a subsequent application has been submitted to and approved in writing by the Planning Authority.

Reason

In order to allow the situation to be reviewed if the works are not carried out within the prescribed period.

2. The approved works must be carried out in accordance with BS 3998: 1989 'Recommendations for Tree Works'.

Reason

To ensure the work is carried out to an acceptable standard.

3. Two replacement trees, the species and position of which must be agreed in writing with the Planning Authority, must be planted within an appropriate period to be agreed in writing with the Planning Authority prior to the commencement of the development.

Reason

In the interests of the visual amenities of the area.

**Application approved on 27th October, 2008**

Mr M. Oates

Listed Building Consent to remove existing fixed window and form a new timber door into the existing porch, to the outbuilding remove an existing timber window and replace with a new timber door and form a new door into an existing outbuilding store at 1 Lighthouse Cottages, South End, Walney, Barrow-in-Furness as shown on plan number 2008/0798.

2. The approved external doors shall be of timber construction and given a gloss paint finish within 1 month of installation.

Reason

In order to safeguard the special architectural or historic interest of the building taking account of saved policy D18 of the former Barrow Borough Local Plan Review 1996-2006.

3. The roof light shall be flush fitting with the roofing slates.

Reason

In order to safeguard the special architectural or historic interest of the building taking account of saved policy D18 of the former Barrow Borough Local Plan Review 1996-2006.

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 policy D18.

Informative

This consent does not authorise the widening of the original staircase which was included under ref. 201/05 but superseded by plan ref. 201/05 revision 'A'.



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 use associated with the development hereby permitted.

3. Prior to the beneficial occupation of any part of the development, the parking spaces indicated as 'hardstanding' on drawing no. 1 of 11 and the associated planted border must be provided in accordance with the approved details and thereafter permanently retained unless the Planning Authority gives prior consent for any variation.

Reason

In order to provide a suitable level of parking and to ensure the landscaping is incorporated with the development.

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 policy D21.

Enterprise Inns

Advertisement Consent to display 3 No. externally illuminated fascia signs, 1 No. welcome sign over main entrance, 1 No. externally illuminated double sided post sign, 7 No. down lighters to front elevation and 8 No. floodlights at King Alfred Hotel, Ocean Road, Barrow-in-Furness as shown on plan number 2008/1200.

6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason

Required to be imposed pursuant to Regulation 2 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7. Maximum brightness of the signage must not exceed 600 candelas per square metre as per the E2 Zone of the I.L.E. Recommendation.

Reason



To minimise light pollution in accordance with Policy D63 of the Barrow Local Plan Review 1996-2006, and in order to protect the residential amenities of the area.

8. Notwithstanding the plans hereby approved the illumination source for the double sided post sign must be fully shielded from view.

Reason

In order to prevent a potential hazard to highway users.

Centrica HR Ltd

Construction of a new 132kV switch yard to facilitate an electrical interconnection between Roosecote Power Station and the Gas Terminal Complex at Roosecote Power Station, Rampside Road, Barrow-in-Furness as shown on plan number 2008/1256.

2. The development shall be screened by tree planting in the area shown on Drawing No. B0931100/Figure 1 to the north east of the site, the details of which shall be submitted to and approved by the Planning Authority prior to the commencement of development. The trees shall be planted by the developer within the first planting season following beneficial occupation of any part of the development, and shall be permanently retained thereafter, unless the Planning Authority gives prior written consent to any variation. Any trees of shrubs removed, dying, being severely damaged or becoming severely diseased within 5 years of planting shall be replaced by the landowners 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 policy A12.

Mr M. Cookson

Construction of wooden summer house located in front garden at 38 North Scale, Barrow-in-Furness as shown on plan number 2008/1257.

2. The external walls of the summer house must incorporate a dark colour or stain, the details of which must be submitted to and approved in writing, by the Planning Authority within 2 months of the date of this consent. 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

A dark colour will make the development less prominent within the local landscape, which is one that the Planning Authority feels is worthy of protection from potentially intrusive development.

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 policy D15.

Mr S. Phifer

Erection of a wooden feed store/livestock shelter (resubmission of 2007/1318 in a revised position) on Field adjacent to the junction of Thwaite Flat and Park Road, Barrow-in-Furness as shown on plan number 2008/1266.

2. The building shall be given a dark stained finish in colour BS4800/12B29, which must be permanently retained unless the Planning Authority gives prior written consent for any variation.

Reason

A dark colour will make the development less prominent within the local landscape, which is one that the Planning Authority feels is worthy of protection from potentially intrusive development.

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 policy D3.

Mr Anderson

Erection of a rear living room and kitchen extension with a side utility room extension at

42 Balmoral Drive, Barrow-in-Furness as shown on plan number 2008/1267.

2. 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 modifications) no opening of any kind shall be made in the southern or northern facing elevations (facing no. 40 Balmoral Drive and nos. 19, 21 and 23 Carisbrooke Crescent respectively).

Reason

In order to protect the residential amenities of the occupier(s) of no. 40 and 42 Balmoral Drive and nos. 19, 21 and 23 Carisbrooke Crescent from overlooking or perceived overlooking.

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 policies B14, B15, B17 and D21.

Mr S. McIlwraith	Submission of detail in accordance with Condition No. 7 of 2007/0864: painting of external pediments and render at Martinis, Cornwallis Street, Barrow-in-Furness.
------------------	--

Mr M. Batty	Submission of window details to comply with Condition No. 2 of planning permission 2008/0284 at Elliscale Farm House, Askam Road, Dalton-in-Furness as shown on plan number 2008/1291.
-------------	--

**Applications approved on 5th November, 2008**

Furness Building Society	Advertisement Consent to display 1 No. internally illuminated fascia sign and 1 No. illuminated projecting sign to the front elevation at 216-218 Dalton Road, Barrow-in-Furness as shown on plan number 2008/1258.
--------------------------	---

6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason

Required to be imposed pursuant to Regulation 2 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Furness Building Society                      Advertisement Consent to display 1 No. internally illuminated fascia sign, 3 No. non illuminated fascia signs, 12 No. black/magenta fascias to clad existing concrete soffits and 4 No. high level 'Furness' logo signs at Furness Building Society, 51/55 Duke Street, Barrow-in-Furness as shown on plan number 2008/1265.

6. Maximum brightness of the signage must not exceed 600 candelas per square metre as per the Lit Zone of the I.L.E. Recommendation.

Reason

To minimise light pollution in accordance with policy D63 of the Barrow Local Plan Review 1996-2006, and in order to protect the visual amenities of the area.

**Application approved on 6th November, 2008**

Mr P. Cotton                                      Retention of two timber buildings (retrospective) and erection of a double garage extension to side elevation at Hillcrest, Long Lane, Dalton-in-Furness as shown on plan number 2008/1270.

2. The garage 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) Order, 1995 (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 use associated with the development hereby permitted.

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 policy D21.

### **County application considered on 6th November, 2008**

Cumbria County Council

The authority has reviewed the impacts and benefits of the scheme and raises no objection to the proposal of a Pedestrian Walkway at Cavendish Dock Road, Barrow-in-Furness as shown on plan number 2008/9014.

### **Application approved on 7th November, 2008**

Mr E. Hammett

Listed Building Consent to install a satellite dish on chimney (retrospective) at Romney Cottage, 82 Ormsgill Lane, Barrow-in-Furness as shown on plan number 2008/1259.

1. Within 30 days of the equipment no longer providing a service, the equipment and all ancillary fittings and fixtures including separate structures, shall be removed from site and the land reinstated in accordance with a scheme to be subject to prior written agreement with the Planning Authority

#### Reason

In order to ensure the character and appearance of the Listed Building.

#### 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 policy D21.

### **Application approved on 11th November, 2008**

Mr A. Armistead

Erection of a timber building containing three stables at Thwaite Flat Road, Barrow-in-Furness as shown on plan number 2008/1297.

2. The building shall be used for the accommodation of livestock and for no other purpose (including a riding school or any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order, 2005, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

### Reason

To ensure that inappropriate uses do not take place on the site due to its location in the open countryside and the limited access to the site.

3. Prior to its beneficial use, the stables shall be clad in horizontal treated timber planks, as shown on drawing TFB/2008/102 forming part of this consent. The stables must be permanently clad in such material, unless the Planning Authority gives its prior written consent for any variation.

### Reason

In order to protect the visual amenities of the area, in accordance with saved policy G15 of the former Local Plan Review 1996-2006.

4. The cladding referred to in Condition No. 3 above shall be given a dark stained finish which must be retained unless the Planning Authority gives its prior written consent for any variation.

### Reason

A dark colour will make the development less prominent within the local landscape, which is one that the Planning Authority feels is worthy of protection from potentially intrusive development, in accordance with saved policy G15 of the former Local Plan Review 1996-2006.

5. The roof must incorporate a manufacturer applied colour, in shade B54800/12B29 or similar. The roof shall be permanently retained unless the Planning Authority gives prior written consent for any variation.

### Reason

A dark colour will make the development less prominent within the local landscape, which is one that the Planning Authority feels is worthy of protection from potentially intrusive development, in accordance with saved policy G15 of the former Local Plan Review 1996-2006.

### 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 policies D1, G15 and D3.

Enterprise Inns PLC

Erection of a smoking shelter at The George Hotel, Central Drive, Barrow-in-Furness as shown on plan number 2008/1263.

2. No amplified sound shall be played in or around the structure, unless the prior written consent of the Planning Authority is given.

No live or per-recorded satellite television, digital or analogue media broadcast to be shown in or around the structure unless the prior written consent of the Planning Authority is given.

Reason

In the interests of the residential 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, 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 policy D21.

Mr M. Batty

Submission of means of access details as required by Condition No. 2 of planning permission 2008/0285 at 3 Elliscales Farm, Askam Road, Dalton in Furness as shown on Plan No. 2008/1308.