

BOROUGH OF BARROW-IN-FURNESS

PLANNING COMMITTEE

Meeting, Tuesday 3rd November, 2015
at 2.30 p.m. (Drawing Room)

A G E N D A

Site Visits

2015/0516 - Proposed Housing Development, Newton Road, Dalton-in-Furness

Depart Town Hall Courtyard 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 6th October, 2015 (copies attached).

7. Delegated Approvals – For Information (booklet attached).

FOR DECISION

- (D) 8. Planning Applications (Booklets 1 and 2 attached).
- (D) 9. Appeal Decision – 24 South Row, Barrow in Furness.
- (D) 10. Appeal Decision – 15 Amphitrite Street, Barrow in Furness (2014/0708).

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

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

2015/0516 - Proposed Housing Development, Newton Road, Dalton-in-Furness

Membership of Committee

Councillors

M. A. Thomson (Chair)
C. Thomson (Vice-Chair)
Bleasdale
Derbyshire
Gawne
Husband
Johnston
McEwan
McLeavy
Murphy
Murray
Thurlow

For queries regarding this agenda, please contact:

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

Published: 26th October, 2015

PLANNING COMMITTEE

Meeting: Tuesday 6th October, 2015
at 2.30 p.m. (Drawing Room)

PRESENT:- Councillors M. A. Thomson (Chair), C. Thomson (Vice-Chair), Derbyshire, Gawne, Gill, Husband, McEwan, McLeavy, Murphy, Murray, Sweeney and Thurlow.

Officers Present:- Jason Hipkiss (Development Services Manager), Charles Wilton (Principal Planning Officer) and Sharron Rushton (Democratic Services Officer).

199 – Declarations of Interest

Councillors Derbyshire, Gawne, Husband, Murphy, Murray, C. Thomson, M. A. Thomson and Thurlow declared personal interests in Planning Application No. 2015/0417 – BAE Systems, Bridge Road, Barrow-in-Furness (Minute No. 242) as they had a family member who worked at BAE Systems. They remained in the meeting and informed the Committee that they were not biased or pre-determined and had entered the meeting with an open mind.

Councillors McEwan and Murphy declared other registrable interests in Planning Application No. 2015/0417 – BAE Systems, Bridge Road, Barrow-in-Furness (Minute No. 242) as they were Members of Cumbria County Council.

Councillors Gill and McLeavy declared disclosable pecuniary interests in Planning Application No. 2015/0417 – BAE Systems, Bridge Road, Barrow-in-Furness (Minute No. 242) as they were employees of BAE Systems. They left the meeting during consideration of the item.

200 – Apologies for Absence/Attendance of Substitute Members

Apologies for absence were received from Councillors Bleasdale and Johnston.

Councillors Gill and Sweeney had replaced Councillors Bleasdale and Johnston respectively for this meeting only.

201 – Minutes

The Minutes of the meeting held on 11th August, 2015 were taken as read and confirmed.

The Minutes of the meeting held on 15th September, 2015 were taken as read and confirmed, subject to the following amendment:-

Referring to Minute No. 192 – Cemetery Cottages Club, Schneider Road, Barrow-in-Furness, Councillor McEwan had requested that it be recorded that he had voted against the decision.

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) beside 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:-

- | | | |
|------------|------------------|--|
| 202 | 2015/0447 | Extension, single storey to existing ladies and gents toilet and extended balcony for private use only at Healeys, Hindpool Road, Barrow-in-Furness. |
| 203 | 2015/0507 | Application for a Certificate of Lawfulness for proposed use or development (CLOPUD) for the removal of existing outbuildings and construction of kitchen extension at 51 Marsh Street, Barrow-in-Furness. |
| 204 | 2015/0492 | Rear pitch roof to replace fibre glass flat roof and two off conservation roof lights to the front elevation at Ashdene, Ireleth Road, Ireleth, Askam-in-Furness. |
| 205 | 2015/0481 | Rear ground floor kitchen/shower room extension and store – resubmission of 2015/0276 to remove existing rear yard wall at 3 Askam View, Ireleth, Askam-in-Furness. |
| 206 | 2015/0475 | Raising the roof line by 0.5 metres and forming a two rear dormer bedrooms en-suite at 233 Ireleth Road, Ireleth, Askam-in-Furness. |
| 207 | 2015/0522 | Loft conversion with front and rear dormers at 9 Abbey Heights, Ireleth, Askam-in-Furness. |
| 208 | 2015/0452 | Rear dormer bedroom – en-suite with store including raising of existing ridge height by 800mm at Glenden, Ireleth Road, Ireleth, Askam-in-Furness. |
| 209 | 2015/0484 | Discharge of Conditions No. 3 (surface water drainage), No. 4 (landscaping scheme) and No. 6 (decorative screen details) for planning permission 2015/0116 – Erection of yard security fencing and gates plus installation of service door and laying of visitor parking hard standing at Furness Cars and Commercials Ltd, Paradise, Ireleth, Askam-in-Furness. |

- 210 2015/0453** Front porch with toilet at 19 Buttermere Drive, Dalton-in-Furness.
- 211 2015/0214** Application for approval of details reserved by Condition No. 4 (details of access and boundary treatment Brent Avenue) of planning permission 2008/0761 (Erection of two storey extensions to side and rear and the erection of a detached garage with revised access) at 23 Greystones Lane, Dalton-in-Furness.
- 212 2015/0503** Prior Notification of an agricultural development for a Polytunnel at Barrow House Farm, Woodbine Lane, Newton-in-Furness.
- 213 2015/0463** Application for a Certificate of Existing Use or Development (CLOEUD) for a garage at 89 Stainton Drive, Dalton-in-Furness.
- 214 2015/0494** Installation of new wood windows to ground floor shop front at 251 Rawlinson Street, Barrow-in-Furness.
- 215 2015/0470** Replace existing ground floor front elevation window with larger window at 183 Rawlinson Street, Barrow-in-Furness.
- 216 2015/0381** Application for a Minor Material Amendment involving a variation to condition number 2 following grant of reserved matters approval under ref. 2013/0683 (Approval of Reserved Matters (access, appearance, landscaping, layout and scale) following Outline Permission B12/2012/0547 for the construction of a new police station to allow amend road layout to front of building to improve access to one way system at Proposed New Police Station, Andrews Way, Barrow-in-Furness.
- 217 2015/0382** Submission of details reserved by Conditions No. 9 (archaeological desktop report) and No. 15 (contamination assessment), for planning application B07/2012/0377 (Application for a new planning permission to replace an extant planning permission 2008/0957 - Erection of 57 Residential properties 31 houses and 26 flats) at Strand Engineering North West Ltd, Ironworks Road, Barrow-in-Furness.
- 218 2014/0548** Installation of AC condensers and rear extension to existing fenced enclosure at Unit J (former Comet), Hollywood Park, Hindpool Road, Barrow-in-Furness.
- 219 2015/0523** Application for a minor material amendment following grant of planning permission 2015/0264 (Proposed two storey side extension forming a domestic garage with bedroom over) to

allow a change of the external wall finish from wet dash to pebbledash and add rear garage door at 8 Lamb Croft, Barrow-in-Furness.

- 220 2015/0321** Replacement cladding at eaves level to church hall and the erection of an extension to infill existing recessed area at St Aidans Church, Middle Hill, Barrow-in-Furness.
- 221 2015/0533** Erection of a rear/side ground floor kitchen extension and shower room at 11 Meadowlands Avenue, Barrow-in-Furness.
- 222 2015/0502** Extension to front/side elevation with detached garage and new vehicular access at 17 Kendall Croft, Barrow-in-Furness.
- 223 2015/0374** Erection of a general purpose storage lean-to for agricultural purposes against existing building at Parkhouse Farm, Parkhouse Road, Barrow-in-Furness.
- 224 2015/0509** Side extension to provide sun room, wet room and study – resubmission of 2015/0281 at 56 Flass Lane, Barrow-in-Furness.
- 225 2015/0488** Extension to previously approved livestock building at Robbs Water Farm, Park Road, Barrow-in-Furness.
- 226 2015/0520** Application for a Non Material Amendment following the grant of planning permission 2014/0643 (4.99 MW solar farm) to allow solar modules to be tilted to 15 degrees reducing the height of the solar arrays, adopting a portrait arrangement of the arrays increasing their surface area but on a reduced site area and the reduction in the number inverter housings to four at Sowerby Lodge, Bank Lane, Barrow-in-Furness.
- 227 2015/0546** Application for a non material amendment following grant of planning permission 2014/0525 (Erection of 11 detached houses) to allow the introduction of a double garage in place of the approved single garage on Plot 8 at Former Furness Academy North Site, Thorncliffe Road, Barrow-in-Furness.
- 228 2015/0020** Prior Approval (Larger Homes Extension) for a rear conservatory (Length from rear wall of the original house 3 metres, height to the eaves 2.4 metres and height to the highest point of the extension 3.7 metres) at 18 Bank Lane, Barrow-in-Furness.
- 229 2015/0501** Rear single storey extension with attached garage at 50 Ainslie Street, Barrow-in-Furness.
- 230 2015/0446** Variation of Condition No. 4 of planning permission 1989/1018 to allow the premises to be used for the approved use (D1

meeting and training rooms) by bodies other than the 'Red Cross Society' at 76 Warwick Street, Barrow-in-Furness.

- 231 2015/0459** Remove existing garage door to rear of the property and replace with new palisade fence and gate and replacement of goods doors with new metal security doors to side elevation at 38-40 Ainslie Street, Barrow-in-Furness.
- 232 2015/0491** Single storey rear and side extension forming kitchen/diner and wc at 181 Roose Road, Barrow-in-Furness.
- 233 2015/0513** Listed Building Consent for a rear extension to provide orangery, shower room and extension to kitchen, internal alterations to remove stud wall and extend lounge at Glenfield House, Stank Lane, Stank.
- 234 2015/0440** Double storey rear extension first floor addition to existing garage to comprise extended kitchen, bedrooms and shower room at 27 Redshaw Avenue, Barrow-in-Furness.
- 235 2015/0412** Application for approval of details reserved by Condition No. 3 (areas to be rebuilt details) of planning permission 2012/0338 (Conversion of a barn into one dwelling) at Low Peasholmes Farm (barn adjacent to Snowdrop Cottage), Peasholmes Lane, Barrow-in-Furness.
- 236 2015/0506** Rear extension to provide orangery, shower room and small kitchen extension, internal alterations to remove stud wall and extend lounge at Glenfield House, Stank Lane, Stank.
- 237 2015/0542** Construction of lean-to extension to existing riding stables arena building to provide disability access (via a scissor lift) for mounting and dismounting horses at Seaview Riding Room, Thorney Nook Lane, Barrow-in-Furness.
- 238 2015/0415** Balcony on side elevation at 51 Shearwater Crescent, Barrow-in-Furness.

The following application was a split decision:-

- 239 2015/0480** Advertisement consent for replacement signage comprising of 4 roof mounted illuminated letter signs with illuminated tube border, additional illuminated signage including entrance, menu, takeaway and pole signs, with the addition of branding to the Hollywood Park Totum at Pizza Hut, Hollywood Park, Hindpool 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:-

240 – 16 Rowan Drive, Barrow-in-Furness

From Mr S. Manson in respect of a loft conversion with front and rear dormers and raising height of section of side boundary fence at 16 Rowan Drive, Barrow-in-Furness as shown on plan number 2015/0504.

Representations received and the results of consultations were reported.

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

RESOLVED:- That planning permission be granted subject to the Standard Duration Limit and the following conditions:-

1. The development shall be carried out and completed in all respects in accordance with the hereby approved plans and drawings shown as P1, SP1 and SP2 and defined by this permission, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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.

2. The front and side elevations of the dormer shall be clad in grey slate of a colour and texture to match the existing roof covering of the property. The subsequently approved treatment shall thereafter be permanently maintained

Reason

In the interests of visual amenity, it is important that the dormer appears as an integral part of the roof.

241 – Appleby, Askam Road, Dalton-in-Furness

From Mr McClelland in respect of a conservatory to front elevation at Appleby, Askam Road, Dalton-in-Furness as shown on plan number 2015/0482.

Representations received were reported

RESOLVED:- That planning permission be granted subject to the Standard Duration Limit and the following condition:-

2. The development must be carried out in accordance with the plans (drawing reference 'C15-051 A01 rev B) hereby approved as submitted with the application form dated 06.07.15.

Reason

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

242 – BAE Systems, Bridge Road, Barrow-in-Furness

From Mr S. Macfarlane, BAE Systems Maritime Ltd in respect of a paint facility with associated construction compound, infrastructure and related works at BAE Systems, Bridge Road, Barrow-in-Furness as shown on plan number 2015/0417.

Representations received and the results of consultations were reported.

Representatives from BAE Systems Maritime Ltd attended the meeting and made representations to the Committee.

RESOLVED:- That

(A) Subject to the applicants entering into a S106 Obligation with the Planning Authority and Cumbria CC to ensure the implementation of a Travel Plan for the BAE site, including payment of an annual monitoring fee to Cumbria CC, then

(B) Planning Permission be granted subject to the Standard Duration Limit and the following conditions:-

2. The development hereby permitted shall be carried out in all respects in accordance with the application dated 12th June 2015 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent;

SRP Transport Assessment; PB1700/R06B33/304032/Birm Jan 2015

SRP Transport Assessment Addendum; PB1700/R06-1/304032/Birm May 2015

SRP Second Transport Assessment Addendum; PB1700/R06-2/304032/Birm July 2015

SRP Construction Environmental Management Plan; PB1700-R17-303543 June 2015

SRP Noise Assessment; PB1700/R09/304368/Newc April 2015

SRP Air Quality Assessment; PB1700/R09/304403/Manc April 2015

SRP Flood Risk Assessment; PB1700-R05-304366 Nov 2014

SRP Water Framework Directive; PB1700/R12/303659/Newc Feb 2015

SRP Drainage Strategy Report; 30000245-IRV-001 P01

SRP Habitat Regulations Assessment PB1700-R03-304258

SRP Travel Plan PB1700/R07A/310043

Heritage Statement 104711.01 Royal Haskoning Nov 2014

Assessment of Ground and Groundwater Conditions: Volume 1 Desk Study; B0209-00-R2-A December 2013

Assessment of Ground and Groundwater Conditions: Volume 2 Ground Investigation;

B0209-00-R7-A May 2014

Early Construction Works Construction Environmental Management Plan; Morgan Sindell

Paint Facility: Amended Environmental Report PB1700-R14-303543 7th July 2015

BAE-A-G- (-1)- X99-002 Site Location Plan

BAE-A-G- (-1)- X99-003 Existing Site Plan

BAE-A-G- (-1)- X99-004 Construction Access and Layout Plan

BAE-A-G- (-1)- X99-005 Proposed Site Plan

BAE-A-G- (-2)- X01-001 GA Ground Floor Plan

BAE-A-G- (-2)- X03-001 GA Roof Plan

BAE-A-G- (-2)- X99-021 GA Elevations

BAE-A-G- (-2)- X99-022 GA Elevations

Reason

In order to link the permission to the submitted application and as recommended by the DCLG document 'Greater Flexibility for Planning Permissions'.

3. For the purposes of this consent, the term "development" shall exclude the following; excavation and site remediation works to provide a piling mat, works for the purposes of demolition, works associated with the clearance of vegetation, works required for ground investigation purposes, works to enable service and utilities infrastructure diversions, and works necessary for the provision of temporary construction facilities.

Reason

For the avoidance of doubt and in order to offer flexibility to the timescales associated with this significant development which is considered to be of national importance.

4. No development shall take place until BAE have submitted full details of all off site highway works which, including a programme of implementation and in accordance with the attached schedule of locations, have been subject to prior written approval by the Planning Authority. These works shall have been completed and signed off as complete by, or on behalf of, the Planning Authority, in accordance with the agreed timetable for implementation;
 - a) Junction 1: A590 North Road / Bridge Road / Jubilee Bridge – 3-Arm signal controlled junction with relocation of Burnaby Street junction arm.

- b) Junctions 2, 3 and 4: Signalised junctions on A590 North Road – Closure of Devonshire Dock Hall access and reinstatement of footway.
- c) Junction 13: A590 Jubilee Bridge / Promenade / Central Drive – Addition of upgraded signal control, linked to UTC via SCOOT as well as puffin crossing upgrades.
- d) Junction 15: Abbey Road / Rawlinson Street – Addition of staggered pedestrian crossing on Rawlinson Street arm of the junction.
- e) North Road: Formation of proposed footway/cycleway and localised widening of North Road to facilitate filter lane for Junction 1.
- f) Bridge Road: Formation of proposed carriageway access to Stewart Street and associated visibility splays.
- g) The dedication of the area of land as Highway Land along the BAE site frontage to North Road as shall be subject to prior written agreement with the Planning Authority, except in the circumstances whereby the Traffic Model, when re-run by virtue of condition 5, identifies that this section of highway is overcapacity as a result of construction traffic. In such circumstances BAE shall amend the scheme to make provision for the widening of the carriageway in accordance with prior agreed written details.

Reason

In order to ensure that the highway network, including facilities for cyclists and pedestrians, has sufficient capacity to safely accommodate the increased levels of vehicular and pedestrian traffic associated with all stages of the Successor Programme development.

- 5. The Transport Assessment shall be updated to take into consideration contemporary figures for construction related traffic, and submitted to, and approved in writing by, the Planning Authority prior to commencement of any development works and prior to the submission of any details for improvements to the highway network as required by Condition 4 attached to this consent.

Reason

Due to the absence of appropriate construction traffic data within the Transport Assessment at the time of the determination of this application, it will be necessary for the potential impacts upon the existing network, and the subsequent design of, and improvements to, the network to be more accurately considered and agreed.

- 6. No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved in writing by, the Planning Authority. The Plan shall take into account not only the impacts from the hereby approved scheme but also the cumulative impacts arising from all subsequently consented elements of the Successor Programme as each project commences.

The CTMP must provide details of;

- (a) The proposed vehicle routing plans;
- (b) The proposed scheduling and timing of vehicle movements;
- (c) The details of the handling facilities for deliveries, including a parking management plan for heavy goods vehicles and construction workers' vehicles;
- (d) The swept path analysis of the proposed vehicle routes;
- (e) The scope of survey to be carried out to record the condition of the public highway, including proposed highway inspection regimes, and the proposed highway maintenance scheme to remediate damage to the highway (if any) that may be caused by construction vehicles;
- (f) The details of any highway works proposed beyond those included to satisfy Condition 4 attached to this consent;
- (g) The details of any traffic management that is proposed;
- (h) The details of the hours of working/ deliveries.

Reason

In the interests of ensuring highway safety and efficiency, in order to ensure adequate off street parking for contractors vehicles, and in order to ensure that the highway network has sufficient capacity to safely accommodate the increased levels of construction traffic associated with the Successor Programme development.

7. No development shall commence until a Car Parking Strategy (CPS) for the whole site has been submitted to, and approved in writing by the Planning Authority. The CPS shall contain a detailed schedule demonstrating a programme to allow for the delivery and continuous implementation of a sufficient supply of off-street parking facilities for BAE employees, contracted staff, and visitors. Furthermore, it shall also include a Car Parking Management Plan (CPMP) to implement all continuous management measures to be permanently employed for car parking provision across the whole BAE Systems site. In the event that, for any reason, any part of the car parking provision or any part of the CPMP becomes undeliverable, or delayed for any reason, during the lifetime of the Successor Programme works, the applicant shall immediately inform the Planning Authority and seek agreement for the submission of a revised CPS and CPMP for written approval by the Planning Authority, and subsequent implementation by BAE. The Strategy shall be treated as a "live" document which shall be subject to the submission of regular updates (as shall be agreed in writing with the Planning Authority prior to development commencing on site).

Reason

As identified in the submitted documents, the complexity and evolving nature of the Successor Programme prevents accurate forecasting of the sites parking requirements. Coupled with uncertainty over the availability of third party land, and the use of estimated data relating to the number

of employees and other workers, it is considered necessary to assess the efficiency of the Strategy, in the interests of highway safety by monitoring the impact of all associated traffic upon the local highway network, in the interests of residential amenities by removing any reliance upon on street parking, and in order to achieve Travel Plan targets.

8. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the Planning Authority. Development on the part of the site affected must be halted and Field Investigations shall be carried out. Where required by the Planning Authority, remediation and verification schemes shall be submitted to and approved in writing by the Planning Authority. These shall be implemented prior to occupation of the development.

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 Local Plan Review 1996-2006.

9. Unless the Planning Authority gives prior written agreement that it is impractical to do so, all drainage must be on the separate system with all foul drainage connected to the foul sewers and only uncontaminated surface water connected to the surface water system.

Reason

In order to ensure that the site is adequately drained, in order to control the potential for pollution of the water environment, and in order to prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site.

10. During the construction phase the following restrictions shall apply; Piling operations shall only take place between 8:00am - 6:00pm Monday to Friday and on Saturday 8:00am-4:00pm, and not at all on Sunday, or Bank Holidays, and any other noisy construction works shall only take place during the hours of 7:00am - 6:00pm Monday to Friday, and 7:00am - 4:00pm on Saturday. There shall be no noisy activities on Sunday or Bank Holidays. 'Noisy Construction' is defined as audible or perceived at any noise sensitive dwelling."

Reason

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

11. Piling or any other foundation designs using penetrative methods shall only be permitted for those parts of the site where, it has been demonstrated to the satisfaction of the Planning Authority, that there is no resultant unacceptable risk to groundwater and mitigation measures to prevent contaminant migration and pollution of groundwater are acceptable.

Reason

In order to protect controlled waters and in order to comply with the National Planning Policy Framework.

12. No soil material is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material should be submitted to and approved by the Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out as per the agreed methodology with verification of its completion submitted to and approved in writing by the Planning Authority.

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 Local Plan Review 1996-2006.

13. Any external lighting (temporary and permanent) shall at all times be directed and shielded so as to minimise light spillage outside of the application site, and shall not shine directly onto any adjacent highways or directly into the rooms of any adjacent dwellings.

Reason

To minimise light pollution in accordance with Saved policy D63 of the Barrow Local Plan Review 1996-2006, and in the interests of highway safety.

243 – Plot 4 Station Approach, Dalton-in-Furness

From Mr M. Mackenzie Jnr in respect of an application for approval of reserved matters following outline approval 2013/0103 for the erection of one detached bungalow at Plot 4 Station Approach, Dalton-in-Furness as shown on plan numbers 2015/0325 and 2015/0387.

Representations received and the results of consultations were reported.

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

RESOLVED:- That

(A) Reserved Matters approval be granted subject to the standard duration limit and the following conditions:

2. The development must be carried out in accordance with the plans (drawing reference FDS0206 no.1 rev A, no.2 rev D, no.3 rev C,) hereby approved as submitted with the application form dated 19.03.15.

Reason

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

3. The development construction must incorporate the acoustic measures, as detailed in the following documents and as shown on the above referenced approved plans:

'Pliteq – Impact and Airborne Sound Control, GenieClip'

'Peutz – Rockdelta NoiStop green barrier, report no. H 3375-1E dd'

'NoiStop Green fencing technical data sheet and installation guide'

'iKoustic Mute Board 3, data sheet no. 028 and associated installation guide'

iKoustic installation guide for ImpactaLay/ImpactaLay Plus'.

Reason

To ensure adequate acoustic insulation is incorporated into the development to ensure an acceptable level of residential amenity for future occupants; and

(B) Condition numbers 3 and 4 of planning permission 2013/0103 be discharged in accordance with the submitted details.

244 – United Reformed Church, Market Street, Dalton-in-Furness

From Reverend R. Wilson in respect of an application for works to trees subject to Tree Preservation Order 2009 No. 10 – felling of a Lime Tree shown as T3 on plan attached to application at United Reformed Church, Market Street, Dalton-in-Furness as shown on plan number 2015/0468.

Representations received were reported.

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

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

1. The tree contributes positively to the public amenities of the area including this part of the Conservation Area being of attractive form and a notable feature in views from Market Street. The reason for felling is based upon damage to a boundary wall however no written technical evidence has been submitted in support of this reason and there may be other contributory factors. Approval of the proposal would thereby result in harm to the public amenities of the area and this part of the Conservation Area without adequate justification.

245 – 5 Dane Ghyll, Barrow-in-Furness

From Mrs Kenny in respect of an application for work to trees within Tree Preservation Order 1993 No. 1 – 30% reduction to Sycamore to reduce shading (marked 1 on the plan) and 20% reduction to Ash tree to reduce lean over property (marked 2 on the plan) at 5 Dane Ghyll, Barrow-in-Furness as shown on plan number 2015/0500.

Representations received were reported.

Consideration of this item had been deferred at the meeting on 15th September, 2015 (Minute No. 198 refers) since the Committee were mindful to refuse.

It was moved by Councillor M. A. Thomson that the application be refused as the works applied for would detract from the contribution the trees made to the amenities of the area and were excessive in relation to the reasons given for the work.

This was duly seconded and voted upon and;

RESOLVED:- It was unanimously agreed that consent be refused for the following reasons:-

1. The reduction work proposed to the sycamore is excessive and which would, as a consequence, detract from the contribution it makes to the public amenities of the locality. The stated reason for the reduction work to the sycamore is to address shading. However the tree is growing a significant distance from the applicant's dwelling and at a much lower level. Consequently, the amount of shading resulting from the tree is modest.
2. The reduction work proposed to the ash is excessive and which would, as a consequence, detract from the contribution it makes to the wider wooded area within which it stands and in so doing detract from the public amenities of the locality. The stated reason for the reduction work is to address a lean. However the only property affected by the lean is 6 Dane Ghyll and where the occupier has written in to oppose the proposed work.

The meeting closed at 3.05 p.m.

PLANNING COMMITTEE	(D) Agenda Item 9
Date of Meeting: 3rd November, 2015	
Reporting Officer: Development Services Manager	
Title: Appeal Decision – 24 South Row, Barrow in Furness	
Summary and Conclusions:	
An appeal was made to the Planning Inspectorate in relation to the above site against the Council's decision to refuse permission for a rear two storey extension forming dining room on ground floor with first floor bedroom extension over. The appeal was dismissed.	
Recommendations:	
To note the report.	

Report

The Inspector's report is attached as **Appendix 1** for your information.

Background Papers

Nil.

Part One

PLANNING COMMITTEE	(D) Agenda Item 10
Date of Meeting: 3rd November, 2015	
Reporting Officer: Development Services Manager	

Title: Appeal Decision – 15 Amphitrite Street, Barrow in Furness (2014/0708)

Summary and Conclusions:

An appeal was submitted to the Inspectorate regarding the above site against the Authority's refusal of permission for 'A1 retail to be amended to A5, presently selling hot and cold takeaway goods. Change of use'. The appeal was dismissed.

Recommendations:

To note the report.

Report

The Inspector's report is attached as **Appendix 2** for your information.

Background Papers

Nil.