

BOROUGH OF BARROW-IN-FURNESS

PLANNING COMMITTEE

Meeting, Tuesday 14th June, 2016
at 2.30 p.m. (Drawing Room)

A G E N D A

Site Visits

2016/0116 - Land at the eastern end of Meadowlands Avenue, Barrow-in-Furness

Depart Town Hall Courtyard at **1.15 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 17th May, 2016 (copy attached).

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

FOR DECISION

- (D) 8. Planning Applications (booklets attached).

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

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

Membership of Committee

Councillors

M. A. Thomson (Chairman)
C. Thomson (Vice-Chairman)
Blezard
Derbyshire
Gawne
Husband
McEwan
McLeavy
Murphy
Murray
Seward
Thurlow

For queries regarding this agenda, please contact:

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PLANNING COMMITTEE

Meeting: Tuesday 17th May, 2016
at 2.30 p.m. (Drawing Room)

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

Officers Present:- Charles Wilton (Principal Planning Officer) and Sharron Rushton (Democratic Services Officer).

1 – Declarations of Interest

Councillor McEwan declared an other registrable interest in Planning Application 2015/0860 – Thorncliffe School (south site), Thorncliffe Road, Barrow-in-Furness (Minute No. 67) as he was a Member of Cumbria County Council.

Councillor Murphy declared an other registrable interest in Planning Application 2015/0860 – Thorncliffe School (south site), Thorncliffe Road, Barrow-in-Furness (Minute No. 67) as he was a Member of Cumbria County Council.

2 – Minutes

The Minutes of the meeting held on 26th April, 2016 were taken as read and confirmed, subject to the following: It be noted that Councillor Hamilton did not attend the meeting.

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

At the Council on 10th May, 2016 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 the Planning Committee, this involved appointments to the Planning Panel.

It was noted that the Membership of the Planning Panel for 2015/16 had been the Chairman (Councillor M. A. Thomson), Vice-Chairman (Councillor C. Thomson) and Councillors Husband, Murray and McLeavy – 5 seats (4 Labour: 1 Conservative).

RESOLVED:- To agree that the following Members be appointed to serve on the Planning Panel for 2016/17:-

Councillors M. A. Thomson, C. Thomson, Husband, Murray and McLeavy.

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:-

- 4 2015/0763** Application for approval of details reserved by Condition No. 6 of planning permission 2015/0363 (Central Yard Complex with associated site infrastructure and related works) at BAE System, Bridge Road, Barrow-in-Furness.
- 5 2016/0010** Application for approval of details as reserved by Condition No. 4 (Car parking strategy and car parking management plan) of planning permission 2015/0422 (Extensions to the New Assembly Shop and associated site infrastructure and related works) at BAE Systems, Bridge Road, Barrow-in-Furness.
- 6 2016/0159** Conversion of store and w.c. to a wetroom at 23 Anchor Road, Barrow-in-Furness.
- 7 2016/0062** Variation of Condition No. 2 (Car park layout) of planning permission 2015/0051 to allow for the increase of car parking space from 436 to 490 space car park at Proposed Car park, Buccleuch Dock Road, Barrow-in-Furness.
- 8 2016/0119** Listed Building Consent for recovering of east elevation roof slope facing Michaelson Road, including new lead gutter to base of roof. Repairs to stone walling including lead weathering to expose copings and features. Re-pointing to selected elevations at Building C3 Holland House, BAE Systems, Bridge Road, Barrow-in-Furness.
- 9 2016/0125** Application for approval of details as reserved by Condition No. 3 (full dormer details) of listed building consent 2014/0487 (Listed Building Consent for proposed removal of redundant vents, sheeting, rear modern dormers and plant room dormer. Proposed replacement slate roof coverings incorporating insulation, rebuild of chimney stacks incorporating lead trays, lead cladding of parapets, re-build of traditional dormers, replacement to new design of rear modern dormer) at Building A43, Bays 16 and 17, BAE Systems, Bridge Road, Barrow-in-Furness.
- 10 2016/0120** Listed Building consent re-roofing using insulated metal cladding panels. Re-lining of existing tapered valley gutter. Replacement

rainwater goods to Michaelson Road elevation. Isolated masonry repairs to corbels facing Michaelson Road at Building C10, BAE Systems, Bridge Road, Barrow-in-Furness.

- 11 2015/0822** Application for approval of details reserved by Condition No. 5 (Construction Traffic Transport Assessment) and No. 7 (Car Parking Strategy and Car Parking Management Plan) for planning application B02/2015/0363 Central Yard Complex with associated site infrastructure and related works at BAE Systems, Bridge Road, Barrow-in-Furness.
- 12 2016/0084** Application for variation of Condition No. 2 of planning permission 2015/050 (Creation of a 509 space private car park, new security fencing and pedestrian access gates, pedestrian access, vehicle shelter, hard and soft landscaping and security lighting with associated works (previous description reinstated)) to allow additional 166 car parking spaces at proposed car park, Cornmill Crossing, Barrow-in-Furness.
- 13 2016/0124** Application for prior notification of proposed demolition at Daveys Yard, Salthouse Road, Barrow-in-Furness.
- 14 2016/0018** Conversion of single dwelling house into 4 one bedroom apartments – resubmission of 2015/0601 in a revised form at 100 Greengate Street, Barrow-in-Furness.
- 15 2016/0093** Remove existing domestic garage and build new garage in line with existing bungalow profile at The Bungalow, Fair View, Marton, Nr. Ulverston.
- 16 2016/0106** Double storey extension forming ground floor extended playroom and living room with bedroom over at 8 Park Avenue, Askam-in-Furness.
- 17 2016/0157** Application for a Non Material Amendment to planning permission 2015/0237. Proposed two storey side extension) to allow for the resizing of the window in dining area and the omission of the small window at the rear at 2 Elliscales Avenue, Dalton-in-Furness.
- 18 2016/0138** Application for a Lawful Development Certificate for a proposed use for a rear/side utility room at The Spinney, Saves Lane, Ireleth, Askam-in-Furness.
- 19 2016/0071** Application for approval of details as reserved by Condition No. 4 (construction materials) and No. 6 (Foul and surface water drainage) of planning permission 2014/0055 (Change of use of land for the siting of a holiday caravan for seasonal occupation) on Land at 23 Dalton Road, Askam-in-Furness.

- 20 2016/0141** Application for removal of sycamore tree (T1) situated within a Conservation Area adjacent to Old Parsonage, Sun Street, Ireleth, Askam-in-Furness.
- 21 2016/0039** Proposed rear ground floor kitchen/toilet and replacement store and addition of a first floor at 19 London Road, Lindal-in-Furness.
- 22 2015/0765** Loft conversion to provide one new bedroom and en-suite. Replacement of existing garage (Amended Description) at 49 Langdale Crescent, Dalton-in-Furness.
- 23 2016/0098** Replacement of timber casement windows to first and second floors with new timber casements incorporating slimline sealed units at 71 Market Street, Dalton-in-Furness.
- 24 2016/0147** Listed Building Consent for the creation of a secure ATM servicing machine at 67 (Natwest) Market Street, Dalton-in-Furness.
- 25 2015/0826** Single storey rear and side extension with flat roof to comprise extended kitchen, study, utility, cloak and shower room at 34 Greystone Lane, Dalton-in-Furness.
- 26- 2016/0146** Creation of a secure ATM serving machine at 67 (Natwest) Market Street, Dalton-in-Furness.
- 27 2015/0096** Application for approval of details reserved by Condition No. 3 (perculation test and soakaways), No. 4 (visibility splays) and No. 5 (contamination report) of planning permission 2014/0753 (Erection of two new dwellings with access off Coronation Drive) at Skye House and Iona House, Coronation Drive, Dalton-in-Furness.
- 28 2016/0089** Listed Building Consent to reposition front entrance and a window to first floor alternate kitchen and bedroom at Under Millwood, Millwood Lane, Barrow-in-Furness.
- 29 2016/0082** Construction of a Ménage (Equestrian Exercise Area) 60m x 30 m, enclosed with a timber fence on Land at Park Road, Barrow-in-Furness.
- 30 2016/0238** Non material amendment following grant of planning permission 2015/0794 (Rear extension to provide kitchen and en-suite to existing bedroom) to allow change from French doors as granted to bi-fold doors and to install a smaller kitchen window in the rear extension at 29 Rakesmoor Lane, Barrow-in-Furness.
- 31 2016/0118** Installation of a small waste treatment plant at Barrow Golf Club, Rakesmoor Lane, Barrow-in-Furness.

- 32 2016/0019** Erection of a chicken barn at Sinkfall Farm, Rakesmoor Lane, Barrow-in-Furness.
- 33 2016/0024** Proposed two storey side extension forming store and utility room on ground floor with bedroom/en-suite on first floor and a rear ground floor sun room at 22 Norland Avenue, Barrow-in-Furness.
- 34 2016/0036** Erection of a two storey side extension, single storey rear extension to provide living room, utility room, kitchen dining area and bedroom with en-suite and erection of front porch at 22 Rakesmoor Lane, Barrow-in-Furness.
- 35 2016/0140** Front canopy at 50 Wheatclose Road, Barrow-in-Furness.
- 36 2016/0102** Construction of a pitched and slated roof extension to the existing rear at 25 Cliffe Lane, Barrow-in-Furness.
- 37 2016/0094** Advertisement Consent to display 1 no. internally illuminated fascia sign, 1 no. internally illuminated projecting sign and 1 no. sign on ATM and 1 no. welcome sign at 234-236 Dalton Road, Barrow-in-Furness.
- 38 2016/0154** Advertisement Consent to display 1 no. internally illuminated fascia sign and 1 no. internally illuminated projecting sign at 107-109 (Bon Marche) Dalton road, Barrow-in-Furness.
- 39 2016/0036** Erection of an engineering workshop (Use Class B2) and extension of hardstanding for parking and operational use at 2 Andrews Way, Barrow-in-Furness.
- 40 2016/0158** Change of use from a ground floor shop (A1) to a ground floor café (A3) at 183-185 Dalton Road, Barrow-in-Furness.
- 41 2016/0174** Erection of 93 houses with access roads (outline with layout and access not reserved for subsequent approval) without complying with condition 17 of planning permission 2014/0657 (safeguards in relation to the use of pile foundations) as a result of the proposed use of raft foundations at Sherborne Avenue, Barrow-in-Furness.
- 42 2016/0083** Provision of a pitched roof and gables over an existing flat roof, insertion of two new window openings in NE elevation and rendering of high level wall between roof and pitches on SW elevation at Church of The Holy Family, Ostley Bank, Barrow-in-Furness.
- 43 2016/0068** Ground floor rear/side kitchen extension including w.c. and internal alterations at 205 Rating Lane, Barrow-in-Furness.

- 44 2016/0047** Proposed front extension incorporating new reception area, kitchen and meeting room at Neil Martin Group Ltd, Bouthwood Road, Barrow-in-Furness.
- 45 2016/0099** Installation of 230m underground cable on agricultural land as part of the Solar Farm associated works (Retrospective) at Proposed Solar Farm Development, Bank Lane, Barrow-in-Furness.
- 46 2016/0127** The removal of the existing 15m pole (overall height 17.8m) supporting 4no antennas and 1no 0.3m transmission dish and the installation of 1no proposed 18.8m pole (overall height 22.25m) supporting 4no antennas and 3 no 0.6m dishes on the new headframe and the relocation of existing 1no. 0.3m transmission dish on the pole. Also the removal and replacement of 1no cabinets within the existing compound plus all ancillary development thereto at Communications Mast, Vodafone 35975, Bouthwood Road, Barrow-in-Furness.
- 47 2016/0090** Change of use from guest house with owners accommodation to two residential units at 3 Cheltenham Street, Barrow-in-Furness.
- 48 2016/0150** Proposed rear and side single storey extension forming kitchen family room and store at 30 Hornedale Avenue, Barrow-in-Furness.
- 49 2016/0038** Rear single storey extension at 38 Oxford Street, Barrow-in-Furness.
- 50 2016/0052** Remove existing garage and car port and replace with a larger domestic garage at 5 Prospect Road, Barrow-in-Furness.
- 51 2016/0092** Proposed ground floor utility room and toilet at 23 Fairfield Lane, Barrow-in-Furness.
- 52 2016/0180** Application for a non material amendment following the grant of planning permission 2014/0446 (Change of use of existing detached property to dwelling including construction of front and side extension and erection of one further detached dwelling (resubmission B13/2014/0248 in a revised form) to substitute roof material from slate to concrete tiles at 2 Redoak Avenue, Barrow-in-Furness.
- 53 2016/0137** Proposed ground floor rear family room extension at 52 Balmoral Drive, Barrow-in-Furness.
- 54 2016/0067** Double storey side extension forming living room and kitchen at ground floor. Two additional dormer bedrooms, one with en-suite bathroom at first floor and internal alterations including a

double garage (Resubmission of 2015/0685 to a revised scheme) at 31 Chestnut Walk, Barrow-in-Furness.

- 55 2016/0152** Removal of existing conservatory and build a kitchen/family room on rear elevation at 70 Holbeck Park Avenue, Barrow-in-Furness.
- 56 2016/0063** Proposed ground floor bedroom extension at 42 Foxfield Road, Barrow-in-Furness.
- 57 2016/0166** Application for a Lawful Development Certificate for a proposed rear ground floor kitchen extension at 33 Lowther Crescent, Barrow-in-Furness.
- 58 2016/0046** Erection of a rear conservatory and porch to side elevation at 11 Combe View, Barrow-in-Furness.
- 59 2016/0100** Two storey extension to side elevation forming a kitchen, utility room and w.c. to ground floor and an extended bathroom and additional bedroom to the first floor at 90 Black Butts Lane, Barrow-in-Furness.
- 60 2016/0065** Proposed front porch (Retrospective) at 16 Anzac Avenue, Barrow-in-Furness.
- 61 2016/0070** Ground floor side extension to provide utility room and w.c. at 2 Onchan View, Barrow-in-Furness.

The following County Matter was considered:-

- 62 2016/9002** Creation of new access with associated landscaping (including fencing and walling) and enabling demolition of brick walls sections (County Matter) on Land South of Salthouse Road between Rawlinson Street and Ruskin Terrace, Barrow-in-Furness.

The following applications were refused:-

- 63 2016/0066** Replacement front door (Article 4) at 8 Tudor Square, Dalton-in-Furness.
- 64 2016/0069** Notification for Prior Approval for a change of use from Betting Office (sui generis) to restaurant/café (A3) at 3 Cavendish Street, Barrow-in-Furness.
- 65 2016/0179** Application for a Lawful Development Certificate for a proposed use or development for a single storey detached garage at Mill Barn, Biggar Village, Barrow-in-Furness.

The following application was withdrawn:-

66 2016/0182 Change of use from furniture store to restaurant and bar with live music and late licence at 20-24 Cavendish 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 application:-

67 – Thorncliffe School (south site), Thorncliffe Road, Barrow-in-Furness

From Mulberry Homes Ltd in respect of an application for approval of details as reserved by Condition No. 4 (foul and surface water drainage) No. 5 (Construction Environmental Management Plan) and No. 6 (highway details) of planning permission 2015/0642 (erection of 29 detached houses) at Thorncliffe School (south site), Thorncliffe Road, Barrow-in-Furness as shown on plan number 2015/0860.

The results of consultations were reported.

In accordance with Paragraph 15.6 of the Council's Constitution, Councillors McEwan and Murphy requested that it be recorded that they abstained from voting on the application.

RESOLVED:- (A) That the Construction Environment Management Plan Revision B dated 12th April, 2016 be approved for the purposes of Condition 5; and

(B) That subject to the receipt of the satisfactory information in relation to Conditions 4 and 6 that the relevant details be approved in relation to both conditions. These are likely to consist of in relation to Condition No 4:-

- i. Drainage Layout Ref 15115/06.1 Revision A; and
- ii. Surface water drainage strategy revision

In relation to Condition No 6:-

- i. Road Layout - Ref 15115/01,
- ii. Carriageway levels - 02,
- iii. Carriageway sections - 03.1;
- iv. Carriageway sections - 03.2;
- v. Construction details - 04.1;
- vi. Construction details - 04.2;
- vii. Adoption plan (highways) - 05 rev A; and
- viii. Outdoor Lighting Report, Lighting Reality Ltd dated 9/09/2015.

The meeting closed at 2.55 p.m.

