

BOROUGH OF BARROW-IN-FURNESS

PLANNING COMMITTEE

Meeting, Tuesday 6th September, 2016
at 2.30 p.m. (Drawing Room)

A G E N D A

Site Visits

2016/0537 - 33 Hollow Lane, Barrow-in-Furness

Depart Town Hall Courtyard at **1.30 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 16th August, 2016 (copy attached).

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

FOR DECISION

- (D) 8. Planning Applications (booklet(s) 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:

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

Published: 26th August, 2016

PLANNING COMMITTEE

Meeting: Tuesday 16th August, 2016
at 2.30 p.m. (Drawing Room)

PRESENT:- Councillors C. Thomson (Vice-Chairman), Blezard, Derbyshire, Gawne, Hamilton, Husband, McEwan, McLeavy, Murray and Thurlow.

Officers Present:- Charles Wilton (Principal Planning Officer) and Keely Fisher (Democratic Services Officer).

170 – The Local Government Act, 1972 as amended by the Local Government (Access to Information) Act, 1985 and Access to Information (Variation) Order 2006 – Urgent Item

RESOLVED:- That by reason of the special circumstances outlined below the Chairman is of the opinion that the following item of business not specified on the agenda should be considered at the meeting as a matter of urgency in accordance with Section 100(B)(4)(b) of the Local Government Act 1972.

<u>Item</u>	<u>Reason</u>
Planning Application 2016/0437 – Two storey new build extension to the north of the existing maternity department consisting of fourteen bed maternity unit, a four bed special baby care unit, two dedicated theatres with staff and patient ancillary accommodation at Furness General Hospital, Dalton Lane, Barrow-in-Furness (Minute No. 217)	The application was of important public interest and that consideration at a latter Planning Committee could delay the project.

171 – Declarations of Interest

Councillor Gawne declared an other interest in Planning Application No. 2016/0242 – 19 Ramsden Dock Road, Barrow-in-Furness (Minute No. 218) as he knew an objector.

Councillor Hamilton declared an other registrable interest in Planning Application Nos. 2016/0389 – Proposed centralised training facility at Buccleuch Dock Road, Barrow-in-Furness (Minute No. 214) and 2016/0026 – Cavendish Villas, Cavendish Park, Barrow-in-Furness (Minute No. 213) as he was a Member of the Highways Authority.

Councillor McEwan declared an other registrable interest in Planning Application Nos. 2016/0389 – Proposed centralised training facility at Buccleuch Dock Road, Barrow-in-Furness (Minute No. 214) and 2016/0026 – Cavendish Villas, Cavendish Park, Barrow-in-Furness (Minute No. 213) as he was a Member of the Highways Authority for both of these items.

Councillor McLeavy declared a disclosable pecuniary interest in Planning Application Nos. 2016/0389 – Proposed centralised training facility at Buccleuch Dock Road, Barrow-in-Furness (Minute No. 214) as he was an employee of BAE Systems. He left the meeting during consideration of this item.

Councillor Thurlow declared an other registrable interest in Planning Application 2016/0353 – Roanhead Car Park, Hawthwaite Lane, Barrow-in-Furness (Minute No. 211) as she was a volunteer at Sandscale and had pre-determined views on the application. She left the meeting during consideration of this item.

172 – Apologies for Absence/Attendance of Substitute Members

Apologies for absence were submitted from Councillors M. A. Thomson (Chair), Murphy and Seward.

Councillor Hamilton had replaced Councillor M. A. Thomson (Chair) for this meeting only.

173 – Minutes

The Minutes of the meeting held on 12th July, 2016 were taken as read and confirmed.

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:-

- 174 2016/0516** Application for a Certificate of Lawfulness for proposed use or development (CLOPUD) to erect additional plant and machinery inside the NAS building and for associated cowls to be erected on the roof at BAE Systems, Bridge Road, Barrow-in-Furness.
- 175 2016/0283** Application for approval of details as reserved by Condition No. 4 (Travel Plan) and No. 5 (Perimeter Fence details) of planning permission 2015/0339 at BAE Logistics Facility, Dova Way, Barrow-in-Furness.

- 176 2016/0404** Application for a Non Material Amendment following the grant of planning permission 2013/0810 (Conversion of redundant commercial property to one two storey house and three flats for residential purposes): 1. Front/West elevation (School Street) to all stories of apartments and house: remove three windows and amend nine window heights by 330mm from top of frame and add new doorway; 2. Side/North, Mount Pleasant elevation: amend six window heights by 330mm from top of frame, remove two roof lights from ridge level and fit new roof light at eaves level; 3. Side/South Back Lane elevation: remove ground floor door and frame, move one first floor window, remove one roof light; 4. Remove one roof light from house North elevation; and 5. Move two roof lights from house (North face) to apartments (South face) at 52 School Street, Barrow-in-Furness.
- 177 2016/0399** Application for Approval of details as reserved by Condition No. 3 (measures of protecting the listed building) and No. 4 (Construction Management Method Statement) of Listed Building Consent 2016/0104 (Listed Building Consent for construction of new two storey extension with rooftop plantroom to North of existing building and linked at both floor levels. Existing building refurbished and with new extension will provide facilities for new Primary Care Centre including clinical, administration and support services. External areas to be reconfigured to provide staff and public car parking and parking for emergency vehicles with associated landscaping at Former Alfred Barrow School and land to the SW of the School, Duke Street, Barrow-in-Furness.
- 178 2016/0388** Application for a Non Material Amendment following the grant of planning permission 2012/0302 to allow a dwarf wall (600mm high) dividing properties from the house to the boundary of the pavement and full permeable block paved drive to plots 6 and 8 at Urofoam Ltd, Duddon Road, Askam-in-Furness.
- 179 2016/0280** Application for removal of condition no. 4 of planning permission 2014/0510 to remove the need for ground source heat pump at Killerwick Grange, Askam Road, Dalton-in-Furness.
- 180 2016/0403** Proposed rebuild of existing front entrance and lounge extension with existing bedroom over a den-suite extension over plus a front porch at Thwaite House, Hawthwaite Lane, Barrow-in-Furness.
- 181 2016/0332** Erection of a two storey rear extension forming ground floor kitchen diner and utility room, with master bedroom/en-suite above (amended plans and description) at Paddock View, Woodbine Lane, Newton-in-Furness.
- 182 2016/0230** Enlargement of existing kitchen at 21 Hartington Street, Dalton-in-Furness.

- 183 2016/0422** Construction of single storey side/rear extension to dormer bungalow incorporating and re-modelling earlier extension at 57 Glenridding Drive, Barrow-in-Furness.
- 184 2016/0387** Proposed extension to existing main entrance/foyer at The Croft, Hawcoat Lane, Barrow-in-Furness.
- 185 2016/0358** 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 (resubmission of 2016/0036) at 22 Rakesmoor Lane, Barrow-in-Furness.
- 186 2016/0393** Rear ground floor sun lounge and kitchen extension at 10 Summerhill Gardens, Barrow-in-Furness.
- 187 2016/0347** Extension to existing barns to house a silage clamp operation at Sinkfall Farm, Rakesmoor Lane, Barrow-in-Furness.
- 188 2016/0285** Form third floor loft conversions to 325 a and b Rawlinson Street, with Velux roof lights to front elevation and gable windows at 325A and 325B Rawlinson Street, Barrow-in-Furness.
- 189 2016/0345** Advertisement consent to display 1 no. fascia signs and 1 no. externally illuminated tray sign at 48 Abbey Road, Barrow-in-Furness.
- 190 2016/0334** Application for approval of details as reserved by condition No. 3 (balcony timber panelling detail) and Condition no. 4 (external material) of planning permission 2015/0831 (Conversion and change of use of two storey link building to 4 No. self contained apartments - phase two of the wider development) at Barrow Amalgamated Engineers Club, Abbey Road, Barrow-in-Furness.
- 191 2016/0395** Removal of existing conservatory and build a living room extension and front porch/shower room at 174 Rating Lane, Barrow-in-Furness.
- 192 2016/0409** Proposed detached garage at Millhaven, Ostley Bank, Barrow-in-Furness.
- 193 2015/0568** Application to shorten 3 primary branches and three lesser branches as detailed in photo 1, crown thin by 20%, and remove epicormics growth of copper beech subject of Tree Preservation Order 1994 No. 7 at 286A Abbey Road, Barrow-in-Furness.
- 194 2016/0417** Conversion of existing garage into habitable room involving variation of Condition No. 3 of permission 1999/0537 and

widening of existing dormer at 7 Red River Walk, Barrow-in-Furness.

- 195 2016/0377** Two storey side extension forming a family room on the ground floor with master bedroom over at 81 Bridgegate Avenue, Barrow-in-Furness.
- 196 2016/0312** Removal of existing 14.8 metre streetworks pole supporting 3no. shrouded antennas. The installation of a replacement 17.5m streetworks pole supporting 6 no. shrouded antennas, 1 no. 0.3m transmission dish, 1 no. additional equipment cabinet and ancillary thereto at Communications Mast, Sowerby Hall, Bank Lane, Barrow-in-Furness.
- 197 2016/0424** Application for a non material amendment following the grant of planning permission 2015/0642 to allow substitution of house type on plots 1 and 29 and additional garages from EE3S to EE2 and HOLME at Thorncliffe School (South Site) (Plots 1 and 29) Thorncliffe Road, Barrow-in-Furness.
- 198 2016/0008** Prior Approval (Larger Homes Extension) for a rear sunroom (Length from rear wall of the original house 4.8 metres, height to the eaves 2.95 metres and height to highest point of the extension 3.0 metres) at 18 Derbyshire Road, Barrow-in-Furness.
- 199 2016/0364** Remove existing garage and car port and replace with a larger domestic garage (resubmission of 2016/0052 to a revised scheme) at 5 Prospect Road, Barrow-in-Furness.
- 200 2016/0051** Change of use of a former public house (Class A4) to a house in multiple occupation (sui generis) with 31 units at Washington Hotel, Roose Road, Barrow-in-Furness.
- 201 2016/0477** Application for a Non Material Amendment following the grant of planning permission 2013/0333 (Erection of 21 houses and 6 bungalows (in a revised form to that approved under planning permission 2004/1136) to allow replacement of existing ground floor store door with a window to create a study in lieu of store at 18 Rosewood Grove, Barrow-in-Furness.
- 202 2016/0435** Application for approval of details as reserved by Condition No. 3 (Foundation Design), No. 4 (Arborical Method Statement) of planning permission 2015/0454 (Proposed rear ground floor kitchen extension) at 35 Princewood Drive, Barrow-in-Furness.
- 203 2016/0330** Erection of a bungalow of revised design to that approved under planning permission B07/2013/0333 to increase overall width and with minor elevational changes at 163 Holbeck Park Avenue, Barrow-in-Furness.

- 204 2016/0443** Application for a Certificate of Lawfulness for a proposed use or development (CLOPUD) for a rear dormer and en-suite at 32 Holebeck Road, Barrow-in-Furness.
- 205 2016/0460** Application for approval of details as reserved by condition no. 3 (door and window frame manufacturers applied dark colour RAL 7016 (anthracite grey) of planning permission 2016/0030 (New shop front including replacement of one window with a door serving an internal bin store (amended description) at Avon Cars, Promenade, Barrow-in-Furness.
- 206 2016/0314** Listed building consent for the erection of en-suite to master bedroom including replacement roof light and external soil vent pipe at New Inn, Biggar Village, Barrow-in-Furness.
- 207 2016/0340** Installation of new shop front windows, auto-door, stall-riser, access ladder and edge protection at The Co-operative Food, Amphitrite Street, Barrow-in-Furness.

The following applications were withdrawn:-

- 208 2016/0007** Prior Approval (Larger Homes Extension) for a rear kitchen abutting store/shed (Length from rear wall of the original house 5.1 metres, height to the eaves 2.95 metres and height to highest point of the extension 3.0 metres) at 22 Cleater Street, Dalton-in-Furness.
- 209 2016/0086** Erection of 2 detached dwellings and 4 town houses with car parking area of 6 spaces allocated for rail users (in lieu of 12 flats approved under ref 2005/1150) with associated site works (revised description) at Former Roose Garden Centre, Flass Lane, 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:-

210 – Vickerstown Institute, Central Drive, Barrow-in-Furness

From Mr P. Wilcock in respect of the change of use at first floor level from A4 to C1. Proposal to include 9 en-suite rooms and minor external alterations at Vickerstown Institute, Central Drive, Barrow-in-Furness as shown on plan number 2016/0418.

Representations received and the results of consultations were reported.

RESOLVED:- 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; 16037_PL01/01 Rev A, 02, 03, 04 Rev A, 05 Rev A, 06, 07 Rev A, 08 Rev B, 09 Rev B 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.

3. All new and replacement windows shall match the existing frames in the building in terms of design and detailing and shall thereafter be so maintained.

Reason

In the interests of the appearance of the development

211 – Roanhead Car Park, Hawthwaite Lane, Barrow-in-Furness

From Ms Gemma Wren in respect of the replacement National Trust Kiosk situated at the Reserves Car Park at Roanhead Car Park, Hawthwaite Lane, Barrow-in-Furness as shown on plan number 2016/0353.

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:-

2. The development shall be carried out and completed in all respects in accordance with the hereby approved plans and drawings shown as; PR1-IPA-Z1-00-SK-A-000001, 5, 10 & 11, IT(14)045_(9-)L003PB, L002PD,L005PA,L006P
Construction Method Statement received on 13th May 2016,

Addendum statement reference 08.07.16 P150723(REP)004_P01
Email from agent dated 7.7.16 relating to construction and materials;
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.

212 – 15 Avocet Crescent, Askam-in-Furness

From Mr K. Keith in respect of a rear living area extension at 15 Avocet Crescent, Askam-in-Furness as shown on plan number 2016/0432.

Representations received and the results of consultations were reported.

RESOLVED:- 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 15 AC/1, 2, 3, 4 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.

3. The materials to be used in the construction of the walls 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.

213 – Cavendish Villas, Cavendish Park, Barrow-in-Furness

From Ms Nichola Baker, Synergy Properties Ltd in respect of the change of use of existing disused buildings to 23 flats at Cavendish Villas, Cavendish Park, Barrow-in-Furness as shown on plan number 2016/0026.

The results of consultations were reported.

The Applicant and Agent had been invited to attend the Committee to make representations but had chosen not to do so.

RESOLVED:- That planning permission be granted subject to the Standard Duration 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 listed below 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.

CVB/2015/102C, CVB/2015/103C, CVB/2015/104C, CVB/2015/105C, CVB/2015/106C, CVB/2015/108F, CVB/2015/109C, CVB/2015/107C, CVB/2015/111C, CVB/2015/101A

Approved Documents;

Design & Access Statement Ref CVB/2015/112. October 2015

Bat Survey prepared by J Holden updated 16th May 2016

Heritage Assessment May 2016

Pre-development Arboricultural Report 21 November 2015

Phase 1 Habitat Survey by Rigby Jerram 21 October 2015

Reason

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

2. The materials to be used in the construction of the external surfaces, including walls, roofs, doors, and windows, of the extensions hereby permitted shall be of the same type, colour, and texture as those used in the existing building and shall include traditional methods of construction, including the use of lime mortar. Any areas of the external structures required to be re-built as a result of the demolition process shall use matching materials to the adjacent area of walling in which they are located in terms of stonework, roofing slates, mortar mix and detailing.

Reason

To ensure a satisfactory appearance to the development, and in order to minimise its impact upon the host buildings, the surrounding area, and the character of the Conservation Area.

3. All stonework from the demolition of walls and the garage block on the site shall be retained on site for re-use within the development.

Reason

In the interests of the appearance of the development and the character of the conservation area in which it is located and in order to encourage a sustainable use of materials.

4. All repairs to the existing masonry shall be carried out in matching materials and historically correct techniques using lime mortar and appropriate pointing. The roof shall be repaired in Burlington slate only and thereafter so maintained and the new sections of roofing to the extensions shall also be completed in Burlington slate of diminishing courses.

Reason

In the interests of the appearance of the building and the character of the conservation area in which it is located. Re-pointing in sand/cement can lead to a deterioration of the stone due to the impermeability of the mortar it is therefore vital that a breathable mortar is used with the sandstone.

5. Prior to the commencement of any work on the restoration of the external porches full details of the design and materials shall be submitted to and be approved in writing by the Planning Authority. The restoration work shall be completed in accordance with the approved plans and thereafter so maintained.

Reason

The porches are an important feature worthy of retention and a component of the original design by Paley and Austin. This condition is required to ensure that the restoration work serves to enhance the character and appearance of the conservation area.

6. No work permitted by this consent shall be carried out until a detailed specification including sample sections of joinery work (glazing bars, sills etc.) or working drawings (scale 1:20, 1:10, 1:5, half or full size etc.) fully detailing the new / or replacement windows (cross sections for full glazing bars, sills, heads etc.) and all external doors have been submitted to and approved in writing by the Planning Authority. The development shall be carried out using the approved specification and retained thereafter.

Reason

To ensure that the proposed works can be effected without detriment to the special architectural and historic interest of these important buildings within the conservation area.

7. No part of the development shall be beneficially occupied until cycle parking and shelter facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Planning Authority, such drawings to show the position, design, materials and finishes thereof. The scheme shall be implemented in

accordance with the approved details and thereafter retained unless the Planning Authority gives prior written consent for any variation.

Reason

To ensure the promotion of sustainable means of transport in keeping with national guidance and local development plan policies.

8. Prior to the beneficial use of the development hereby approved, a cycle path of a suitable gradient and design shall be provided as shown on the approved plan referenced as; CVB/2015/108F.

Reason

In order to ensure that adequate facilities and links are provided for cyclists in the interests of sustainable development.

9. Prior to the commencement of any construction work, a landscape scheme for the site, including both hard and soft landscaping works, showing the trees, shrubs and hedgerows, including verges and other open spaces, together with details of any phasing of such a scheme must be submitted to and approved in writing by the Planning Authority. The proposals shall include finished levels, the car parking layout, hard surfaced materials, retained historic landscape features and any other minor artefacts or items of street furniture. The scheme shall be submitted on a plan not greater than 1:500 in scale and shall contain details of numbers, locations and species of plants to be used. All planting and subsequent maintenance shall be to current British Standards. The approved scheme must subsequently be implemented by the end of the first planting season following initial beneficial occupation of the development or by such a programme as may be agreed in writing. Any trees or shrubs removed, dying being severely damaged or becoming seriously diseased within five years of planting shall be replaced by the landowner 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.

Note to applicant/developer

In this regard, the landscape scheme should take account of the original plan for the site with the dwellings shown being located in a landscaped parkland setting with an avenue of trees along the entrance driveway. The restoration of original walls should also be included and attention given to the surfacing of the car parking areas and the delineation of the bays.

10. Notwithstanding the pre-development arboricultural report, no trees on the site shall be removed or lopped, topped or pruned without the written consent of the Planning Authority to a submitted scheme of works.

Reason

The arboricultural report did not survey all of the trees on the site and the Planning Authority is of the opinion that their group and cumulative value is greater than individual value. In advance of a detailed landscape scheme for the site it is considered premature to agree to the removal of any trees given their contribution to the conservation area.

11. Prior to the commencement of any development, the following measures must be met to safeguard the trees on the site, particularly those covered by TPO's;
 - a) Fencing in accordance with the scheme submitted to and approved by the Planning Authority must be erected around each tree or group of trees. This fencing must be at least 1.25 metres high and at a radius from the trunk defined by the crown spread but not exceeding 4.5 metres.
 - b) No excavations, site works, trenches, channels, pipes, services, temporary buildings used in connection with the development or areas for the deposit of soil or waste or for storage of construction materials, equipment or fuel shall be sited within the crown spread of any tree without the prior express consent of the Planning Authority.
 - c) No burning of any materials shall take place within 6 metres of any tree or tree groups to be retained without the prior express consent

Reason

In order to ensure that damage does not occur to the trees during building or engineering operations.

12. On site facilities, in the form of a ventilated enclosure, for the storage of wheeled refuse storage bins and recycling facilities of suitable capacity must be provided before the beneficial use begins; the siting, design and detailing of such facilities must be submitted to and approved in writing by the Planning Authority prior to the commencement of the development, and thereafter permanently maintained to the satisfaction of the Authority.

Reason

In order to ensure that adequate refuse and recycling facilities are provided to serve the proposed residents and to ensure the building is of an appropriate design taking into account the setting within the conservation area.

13. Prior to the commencement of any conversion works details of the methods to be incorporated to encourage bio-diversity, including the provision of bat and bird boxes shall be submitted to and be approved in writing by the Planning Authority. The approved details shall be implemented in full before first occupation of any of the apartments and shall thereafter be so maintained.

Reason

In order to encourage bio-diversity as required by paragraph... of the NPPF.

14. Prior to the commencement of any construction work, the location, type and situation of any screen walls or fences shall be submitted to and approved in writing by the Planning Authority. Before the development hereby approved (or each identifiable phase) is completed, such screen walls or fences shall be erected and thereafter retained unless the Planning Authority gives prior written consent to any variation in this regard the Planning Authority expects to see the original courtyard wall around Block 1 restored/ reinstated.

Reason

In the interests of the visual amenities of the area and the character and appearance of the development and this part of the conservation area.

15. A plan showing fully dimensioned details showing the provision of a vehicle turning space within the site, which allows service vehicles visiting the site to enter and leave the highway in a forward gear, shall be submitted to the Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the turning space constructed in accordance with the approved details. The turning space shall be kept clear of all obstructions, and shall not thereafter be used for any other purpose.

Reason

To ensure that provision is made for vehicle turning within the site and in the interests of highway safety.

To support Local Transport Plan Policies: LD7, LD8

16. Full details of the surface water drainage system shall be submitted to the Local Planning Authority for approval prior to development being commenced. Details submitted shall include a comparison of pre and post development impermeable areas. Any new impermeable area shall be drained by Sustainable Drainage Systems and be compliant with the Non Statutory Technical Standards for Sustainable Drainage. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.
To support Local Transport Plan Policies: LD7, LD8

17. The use shall not be commenced until the access and parking requirements have been constructed in accordance with a detailed plan which shall have been submitted to and been approved in writing by the Planning Authority in consultation with the Highway Authority. The plan shall include details of levels, gradients, surfacing, the means of designating the parking bays and any boundary fencing or walls. Any such access and parking provision shall be laid out, surfaced and made available prior to first occupation of any of the apartments and shall not be removed or altered without the prior consent of the Planning Authority.

Reason

To ensure a minimum standard of access provision when the development is brought into use and to ensure the visual appearance is compatible with the parkland setting of the site.
To support Local Transport Plan Policies: LD5, LD7,

18. No floodlighting or other form of external lighting, including lighting on the building and within the car parking areas shall be installed unless it is in accordance with details that have previously been submitted to and approved in writing by the Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting, which is so installed, shall not thereafter be altered, other than for routine maintenance which does not change its details, without the prior consent in writing of the Planning Authority.

Reason

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

19. Any external lighting shall at all times be directed and shielded so as to minimise light spillage outside of the application site, and shall not

shine directly into the windows of any adjacent neighbouring properties on Dundee Street.

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.

20. Prior to the beneficial occupation of the development, the guttering and any external pipes to be attached to the proposed building must be completed, all redundant and plastic pipework shall be removed, and the adjacent areas of walling made good in accordance with the details submitted to and approved in writing by the Planning Authority.

Reason

To ensure a satisfactory appearance to the development, and to minimise its impact upon the surrounding area and the conservation area.

21. All new and replacement rainwater goods shall be cast iron and thereafter so maintained.

Reason

In the interests of the appearance of the development and its prominence within the conservation area.

214 – Proposed Centralised Training Facility at Buccleuch Dock Road, Barrow-in-Furness

From Mr S. Robson, BAE Systems Marine Ltd in respect of the new training facility comprising part single storey teaching accommodation and part double storey workshop and ancillary accommodation with hardstanding service yard area and amenity space. Demolition of existing buildings and structures on site at Proposed Centralised Training Facility at Buccleuch Dock Road, Barrow-in-Furness as shown number 2016/0389.

Representations received and the results of consultations were reported.

RESOLVED:- 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 listed below and defined by this permission, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 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.

BAE01 MBC XX GF DR A 00300 Proposed Ground Floor Plan P13
BAE01 MBC XX 01 DR A 00330 Proposed First Floor Plan P12
BAE01 MBC XX RF DR A 00300 Proposed Roof Plan P6
BAE01 MBC XX XX DR A 00500 Proposed Building Elevations P7
BAE01 MBC XX XX DR A 00400 Proposed Building Sections P4
BAE01 MBC XX XX DR A 00201 Site Plan P6
BAE01 MBC XX SI DR A 00202 Existing Site Plan P1
BAE01 MBC XX SI DR A 00203 Site Location Plan P2
Site Appraisal GRM/P7256/F.2
Groundsure Geoinsight EMS-334831_450870
Groundsure Enviroinsight EMS-334831_450871
Additional Ground Investigation Works – dated 08/07/16
Air Quality Assessment I&BPB5118R005F01 Rev 02/Final
Air Quality Assessment Addendum PB5118I&BN001F01
Ecological Assessment I&BPB5118R007F02
Flood Risk Assessment I&BPB5118R002F02 Rev 02/Final
Transport Statement T&PPB5118R003F02 Rev 02/Final
Traffic and Car Parking Response PB5118TN01F02

Reason

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

3. No development shall take place, including any works of demolition, until a Construction Environmental Method Statement has been submitted to, and approved in writing by, the Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for all of the following:
 - Details of phasing of the construction work, including a programme of work for the demolition and construction phase, which also accounts for any cumulative impact of other site development;
 - A Traffic Management Plan to include all traffic associated with the development, including site and staff traffic;
 - Procedures to monitor and mitigate noise and vibration from the construction and demolition and to monitor any properties at risk of damage from vibration, as well as taking into account noise from plant, machinery, vehicles and deliveries, with reference to BS 5228 - Code of practice for noise and vibration control on construction and open sites. All measurements should make reference to BS 7445 - Description and measurement of environmental noise;
 - Hours of working and deliveries;

- Mitigation measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, dust and light pollution;
- Mitigation measures to control the emissions of dust and dirt during construction and demolition;
- A written procedure for dealing with complaints regarding the construction or demolition; A site log book to record details and action taken in response to exceptional noisy incidents or dust-causing episodes. It should also be used to record the results of routine site inspections;
- Details of lighting to be used on site;
- Mitigation measures to ensure that no harm is caused to protected species during construction including, specifically, measures to protect the existing surface water drainage outflow from sediment and pollution during the construction phase;
- The provision of facilities for the cleaning of vehicle tyres where haul routes meet the public highway to avoid deposition of mud/debris on the public highway and the generation of dust.

Reason

In the interests of minimising the impact upon local ecological interests associated with adjacent designated sites.

4. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters, including an ongoing operational management and maintenance strategy, has been approved in writing by the Planning Authority, in accordance with the SUD's/attenuation principles detailed in the 'Drainage Strategy' (ref BAE01 MBC XX XX RP C 00001 P1 – July 2016). Such a scheme shall be constructed and completed in accordance with the approved plans prior to beneficial occupation of any part of the development, or in accordance with any phasing scheme subject to prior written agreement with the Planning Authority.

Reason

In order to ensure that the site is adequately drained and in order to control the potential for pollution of the water environment.

5. 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 and in order to control the potential for pollution of the water environment.

6. Noise from the development must not exceed Noise Rating Curve NR 45 in daytime hours (0700 - 2300) and NR 40 in night time hours (2300 - 0700) at the façade of any noise sensitive property.

Reason

In order to minimise the potential for noise pollution and thereby conforming to Saved Policy D58 of the Barrow Local Plan 1996-2006.

7. Noise from the development must not cause the existing background noise level (measured as the LA90(10 minutes) to be exceeded at any neighbouring noise sensitive locations. Tonal noise will result in a 5dB addition to that noise (Definition in: Appendix E “Noise Procedure Specification, Publication 140”, The Engineering Equipment and Materials User Association). [Note: the noise is measured 3.5m from any reflective surface, other than the ground, at a height of between 1.2 and 1.5m.]”

Reason

In order to minimise the potential for noise pollution and thereby conforming to Saved Policy D58 of the Barrow Local Plan 1996-2006.

8. Prior to the beneficial occupation of any part of the development, a landscape scheme for the site, showing any trees, shrubs and hedgerows, including verges and other open spaces, together with details of any phasing of such a scheme must be submitted to and approved in writing by the Planning Authority. The scheme shall be submitted on a plan not greater than 1:500 in scale and shall contain details of numbers, locations and species of plants to be used. All planting and subsequent maintenance shall be to current British Standards.

Reason

In the interests of the visual amenities of the area.

9. 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.

10. 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.

11. 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.

215 – Former Roosecote Power Station, Rampside Road, Barrow-in-Furness

From Centrica Plc in respect of Town and Country Planning under Regulation (Environmental Impact Assessment) Regulations 2011 – Screening opinion in relation to a proposed energy storage facility at Former Roosecote Power Station, Rampside Road, Barrow-in-Furness as shown on plan number 2016/0372.

RESOLVED:- That based upon the submitted information an Environmental Impact Statement was not required for this development for the following reason:-

- (a) The development does not fall within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

216 – Former Roosecote Power Station, Rampside Road, Barrow-in-Furness

From Centrica Plc in respect of the erection of a building containing a grid connected electricity storage facility with associated access and surfacing at Former Roosecote Power Station, Rampside Road, Barrow-in-Furness as shown on plan number 2016/0372.

The results of consultations were reported.

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

The Agent for the Applicant attended the meeting and made representations to the Committee.

RESOLVED:- (A) In relation to the Habitats Regulations:

That the proposal was not necessary for the management of the European site, but the proposal was unlikely to have a significant effect on any European site, and could therefore be screened out from any requirement for further assessment. The justification was that whilst the proposed development was within 100m of the SPA, any potential significant effects were mitigated through the use of acoustic hoarding during the sensitive period (September to April inclusive) to rule out any likely significant effects on over-wintering birds, and there were no air or water quality concerns arising from the development;

(B) In relation to the EIA Regulations:

No application had been received for a screening opinion. However for the Council's own interests it was important to ascertain whether the proposal required EA under the regulations. The proposed development did not fall under Schedule 2 of the EIA Regulations and as such the Principal Planning Officer were satisfied that the proposal was not EA development; and

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

- 2. The application shall be carried out in accordance with the application dated 06/05/2016 and the following the plans;

Site location plan P-P401, Revision B
Proposed Site Plan P-P002, Revision 00
GA Level 0, P-P101, Revision 00
GA Level 1, P-P102, Revision 00

GA Level 2, P-P103, Revision 00
Proposed Elevations Sheet 1 of 2, P-P201, Revision 01
Proposed Elevations Sheet 2 of 2, P-P202, Revision 01
Proposed 3D Views, P-P301, Revision 00

Reason

To ensure the development is only carried out as approved.

3. Prior to the commencement of development a Construction Environmental Management Plan (CEMP) incorporating a construction method statement shall have been submitted to and approved in writing by the local planning authority. The CEMP and construction method statement shall include:
 - a) The intended programme of construction work throughout the construction period;
 - b) The provision of facilities for contractor parking;
 - c) Arrangements for deliveries associated with all construction work;
 - d) Means of access to and egress from the site for plant, machinery and vehicles;
 - e) The proposed methods of construction;
 - f) Protection of pedestrian routes while development is taking place;
 - g) The proposed sizes and locations of temporary site buildings, compounds, and storage areas for construction materials, plant and components of the approved development;
 - h) Controls over dust, noise and vibration during the construction period;
 - i) Surface water run-off;
 - j) Arrangements for storage, collection and disposal of rubbish from the development arising from construction of the development;
 - k) Re-use of on-site material and spoil arising from any clearance work on the site.
 - l) Avoidance measures in relation to nesting birds and protected species as per Preliminary Ecological Appraisal (May 2016).

Development shall take place only in accordance with the approved construction method statement.

Reason

To ensure that the development is carried out with due regard to amenity, safety and biodiversity. The matter must be addressed pre commencement as the condition relates to construction work at the start of the project.

4. During the construction phase of the proposed development, piling operations should be limited to 8:00am - 6:00pm Monday to Friday only and 'noisy construction' works should be limited to 7:00am - 7:00pm Monday to Friday, 8:00am - 1:00pm Saturday and no noisy activities on

Sunday or Bank Holidays. 'Noisy Construction' is defined as audible or perceived at any noise sensitive dwelling.

Reason

To avoid noise pollution and to safeguard residential amenity

5. Noise from the development must not cause the existing background noise level (measured as the LA90(10 minutes) to be exceeded at any neighbouring noise sensitive locations. Tonal noise will result in a 5dB addition to that noise (Definition in: Appendix E "Noise Procedure Specification, Publication 140", The Engineering Equipment and Materials User Association). [Note: the noise is measured 3.5m from any reflective surface, other than the ground, at a height of between 1.2 and 1.5m.]

Reason

To avoid noise pollution from the storage facility and to safeguard residential amenity

6. Before the floor is formed, details of one of the following mitigation measures to be incorporated into the build should be submitted to and approved in writing by the local planning authority.
 - a) Reinforced concrete cast in situ floor slab (suspended, non suspended or raft) with at least 1200g DPM.
 - b) Beam and block or pre cast concrete slab and minimum 2000g DPM/ reinforced gas membrane.
 - c) Underfloor venting or pressurisation in combination with a) and b) depending upon build.
 - d) Any variation of the above.

NB. all joints and penetrations should be sealed and inspected by a suitably qualified technician.

Reason

To protect human health and the structure as per CIRIA C665 Guidance Characterisation Situation 2.

7. 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 Local Planning Authority. Development on the part of the site affected must be halted and Field Investigations shall be carried out. Where required by the Local Planning Authority, remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to occupation of the development.

Reason

To protect human health

8. 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 Local 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 Local Planning Authority.

Reason

To protect human health

9. Driven or drop hammer piling shall not be carried out during the months of September to April inclusive unless a scheme for utilising acoustic hoarding has been submitted to and approved in writing with the planning authority and the development shall then only be carried out in accordance with the approved scheme.

Reason

To protect against effects on over-wintering birds which are a conservation objective of the Natura 2000 site.

10. Prior to first connection to the grid the Oil filled Transformers will be housed within a bunded area which will contain an intelligent bund pump which will clear any water but prevent oil contamination outside of the bund area in accordance with details which must have first been submitted to and approved in writing by the planning authority.

Reason

To prevent any contaminants entering the designated site

11. Prior to the commencement of any development, an assessment of the predicted post development 1 in 100 year flow in the existing drainage system as far as the final discharge point to the water body (Morecambe Bay) and an assessment of the flow capacity of the existing drainage system (inclusive of any improvements or repairs required to bring the system up to this standard and how the scheme shall be managed for the life of the development after completion) shall have been submitted to and approved in writing by the Local Planning

Authority. Any improvements or repairs as identified must be completed prior to the commencement of any development.

Reason

To ensure flood risk is not increased on site or elsewhere and that priority is given to the use of sustainable drainage systems. The matter must be addressed pre commencement as drainage will need to be operating at an early stage of the project.

12. Prior to the commencement of any development, the design of a sustainable drainage system, including swales/filter drains, and porous/permeable paving, with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed for the life of the development after completion) shall be submitted to and approved in writing by the Local Planning Authority. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason

To ensure flood risk is not increased elsewhere. The matter must be addressed pre commencement as drainage will need to be operating at an early stage of the project.

13. Prior to the laying of foundations a scheme of foul drainage shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details.

Reason

In order to manage flood risk in a sustainable way as outlined in Flood Risk assessment (RPS, April 2016) and to ensure that adequate controls are in place to minimise any contaminates entering the Natura 2000 site. The matter must be addressed pre commencement as drainage needs to be planned/provided early on in the project.

14. The Finished Floor Level of the proposed energy storage facility shall be set at 7.25m AOD as per drawings P-P201 Revision 01 and P-P202 Revision 01.

Reason

In order to allow improved mitigation against the possible effects of climate change and wave overtopping for the lifetime of the development. Delivers a minimum freeboard of 600mm.

15. Prior to first connection to the grid, a Landscape and Habitat Management Plan, including a maintenance schedule indicating proposals for the management of landscaping and planting for the life of the development has been submitted to and approved in writing by the local planning authority. The approved landscape and Habitat Management Plan scheme once implemented shall be maintained for the life time of the development in accordance with the approved Landscape and Habitat Management Plan.

Reason

To assist in the assimilation and screening of the development with its countryside context and to achieve a net gain in the biodiversity interest of the site. The matter must be addressed pre commencement given the site's relationship with the Natura 2000 site.

16. No development shall take place other than the relocation of the existing rubble within the site boundary, until the Wildlife Retention Area, including mitigation land for great crested newts has been created. The mitigation land will be created and managed as per the proposals detailed within the great crested newt mitigation strategy (WSP Parsons Brinckerhoff, July 2016) for the life time of the development.

Reason

To safeguard protected species. The matter must be addressed pre commencement given the need to provide compensatory habitat before the existing habitat is lost.

17. No security fencing shall be installed until details of the proposed security fencing, including colour and finish of fencing, posts and gates have been submitted to and approved in writing by the local planning authority. The fences shall be retained in their approved form for the life of the development.

Reason

To minimise the impact of the development on visual amenity and bio diversity.

18. The external cladding shall be carried out in accordance with 'Proposed Elevations Sheet 1 of 2, P-P201, Revision 01' and 'Proposed Elevations Sheet 2 of 2, P-P202, Revision 01' with the specified colours being incorporated into the material during the manufacturing process. The approved colours and finishes shall be retained for the life of the development.

Reason

To minimise the visual impact of the development taking account of the site's location relative to Morecambe Bay SPA and to avoid adverse impact on interests of biodiversity.

19. At no time shall any external lighting be installed or operated on the site except in accordance with details which have first been submitted to and approved in writing by the local planning authority.

Reason

In order to avoid unnecessary light pollution in an otherwise unlit area.

20. Prior to the installation of the piled foundations details of the type of piling and procedures required to protect the aquifer must have been submitted to and approved in writing by the planning authority. The piling shall only be carried out in accordance with the approved details.

Reason

To give effect to the recommendations of the Piling Risk Assessment [RPS Group dated August 2016], to safeguard water quality, to accord with saved policy D56.

217 – Furness General Hospital, Dalton Lane, Barrow-in-Furness

From University Hospital of Morecambe Bay in respect of the two storey new build extension to the north of the existing maternity department consisting of fourteen bed maternity unit, a four bed special baby care unit, two dedicated theatres with staff and patient ancillary accommodation at Furness General Hospital, Dalton Lane, Barrow-in-Furness as shown on plan number 2016/0437.

Representations received and the results of consultations were reported.

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

RESOLVED:- (A) That Members agree to support the principle of the development; and

(B) That the decision to grant planning permission is delegated to the Development Services Manager subject to the receipt of a scheme of SUDs, commensurate to the scale and location of the development and subject to conditions based upon those listed below:-

2. The development shall be carried out in accordance with the application dated 16/05/16 and the accompanying plans as amended namely:

External Works Sheet 1 of 2, Dwg HH0024-XX-XX-AR-DAY-90-003
rev 2
External Works Sheet 2 of 2, Dwg HH0024-XX-XX-AR-DAY-90-004
Level 3 Dwg HH0024-XX-02-AR-DAY-DR-20-002 rev 6
Level 4 Dwg HH0024-XX-XX-AR-DAY-DR-20-001 rev 6
Roof Plan Dwg HH0024-XX-RF-AR-DAY-DR27-001
East and west elevations Dwg HH0024-XX-XX-AR-DAY-DR-20-201rev
S21
North and South elevations Dwg HH0024-XX-XX-AR-DAY-DR-20-202
rev S21
Contractors compounds Dwg AL-12-002
Surface water drainage scheme (SUDs) awaited.

Except where modified by condition below

Reason

To ensure the development is only carried out as approved.

3. *Possible further condition requiring further details of SUDs/development to be carried out in accordance with SUDs/ addressing the localised flood risk identified by the Lead Local Flood Authority.*
4. Prior to the beneficial use of the development hereby approved of details of how the surface water drainage system including any swale and discharge point into Dane Ghyll will be maintained must have been submitted to and approved in writing by the planning authority and which shall include an Operation and Maintenance Manual covering the long term maintenance of the system. The surface water drainage system shall then be permanently maintained in accordance with the approved details.

Reason

To ensure that long term maintenance arrangements are in place for the surface water drainage including all sustainable drainage system features.

5. Prior to the commencement of any development a Construction Management Method Statement (CMMS) shall have been submitted to and approved in writing by the Planning Authority and the development shall then be carried out in accordance with the approved CMMS. The CMMS shall cover the following areas:
 - i) details of the phasing of the construction work;
 - ii) a traffic management plan to include all traffic associated with the development, including site and staff traffic;
 - iii) procedures to monitor and mitigate noise from construction and monitor any properties at risk of vibration as well as taking

account of noise from plant, machinery, vehicles and deliveries, with reference to BS 5228 – Code of Practice for noise and vibration on construction and open sites. All measurements should make reference to BS 7445 – Description and measurement of environmental noise;

- iv) hours of working and deliveries;
- v) mitigation measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, dust and light pollution;
- vi) mitigation measures to control the emissions of dust and dirt during construction and demolition;
- vii) a written procedure for dealing with complaints regarding the construction or demolition; A site log book to record details and action taken in response to exceptional noisy incidents or dust-causing episodes. It should also be used to record the results of routine site inspections;
- viii) details of lighting to be used on site;
- ix) mitigation measures to ensure that no harm is caused to protected species during construction;
- x) the provision of facilities for the cleaning of vehicle tyres where haul routes meet the public highway to avoid deposition of mud/debris on the public highway and the generation of dust.
- xi) Measures to protect the water course (Dane Ghyll) from sediment and pollution

Reason

To ensure any potential adverse impacts on amenity are appropriately considered and mitigated as necessary. This matter needs to be addressed pre commencement as it covers matters which relate to the earliest phases of development.

6. 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 Local Planning Authority. Development on the part of the site affected must be halted and Field Investigations shall be carried out. Where required by the Local Planning Authority, remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to occupation of the development.

Reason

On the advice of the Council's Environmental Health Officer it is necessary to safeguard against unexpected contamination.

7. 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 Local 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 Local Planning Authority.

Reason

To ensure only clean material is used in landscaping works

8. 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. And 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 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.

9. Notwithstanding condition no 2 and drawing reference Dwg AL-12-002 [Contractors compounds] the precise extent of the contractors compound and contractors car parking and lay down area shall have been submitted and agreed in writing prior to the establishment of the respective areas. The compounds shall subsequently be laid out in accordance with the approved details.

Reason

To ensure that the siting of the compounds minimises the loss of trees and are sufficiently remote from the water course.

10. The contractors compound, car parking and laydown areas shall be removed within 1 month of the beneficial use of the maternity unit commencing.

Reason

These facilities are designed to be temporary and are only considered acceptable to facilitate the construction of the maternity unit.

11. The contractors compound shall be restored in accordance with condition 8 above.

Reason

To protect the visual amenities of the area and for the avoidance of doubt.

12. The contractor car parking, lay down space, storage and skip areas shall be restored in accordance with a scheme which must have first been submitted to and approved in writing with the planning authority prior to the establishment of this facility.

Reason

This facility would be situated within an area of semi improved grassland which is of ecological value. It is necessary to ensure that this habitat is re created along with any compensatory/additional tree planting when the temporary facility is no longer required.

13. The area of semi improved grassland referred to under condition 12 above shall be managed in accordance with a scheme which must have first been submitted to and approved in writing by the planning authority prior to the beneficial use of the maternity unit.

Reason

To ensure that the bio diversity interest of the affected area is at least maintained and ideally enhanced.

14. No part of the existing building shall be altered until further bat surveys have been carried out in accordance with the recommendations of the Ecological Report which accompanied the application and the results of the survey have been lodged with the planning authority for recording purposes.

Reason

To give effect to the recommendations of the ecological report.

15. If any part of the semi improved grassland (site of contractors parking and lay down area and access road) is cleared between the months of November to February inclusive the recommendations contained within the Ecological Report accompanying the application in particular paragraph 5.4 shall have first been carried out and a statement to that effect shall have been lodged with the planning authority for recording purposes.

Reason

To give effect to the recommendations of the ecological report.

218 – 19 Ramsden Dock Road, Barrow-in-Furness

From Mr Imam Harman in respect of the change of use from a former library to a hot food takeaway (Use Class A5) at 19 Ramsden Dock Road, Barrow-in-Furness as shown on plan number 2016/0242.

Representations received and the results of consultations were reported.

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

Consideration of this application had been deferred at the last meeting as the Committee were mindful to refuse (Minute No. 165 refers).

RESOLVED:- That planning permission 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 numbers FDS0247 2A & 3A) hereby approved as submitted with the application form dated 02.06.16.

Reason

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

3. Noise from the development must not exceed Noise Rating Curve NR30 in daytime hours (0700-2300) and NR25 in night time hours (2300-0700) in any noise sensitive property.

Reason

In order to minimise the potential for noise pollution, thereby conforming to Saved policy D58 of the Barrow Local Plan Review 1996-2006.

4. Noise from the development, including noise from the extraction equipment referred to under condition 5 below, must not cause the existing background noise level (measured as the LA90(10 minutes) to be exceeded at any neighbouring noise sensitive locations. Any tonal noise produced by the development would result in a 5dB addition to the particular noise level (Definition in: Appendix E “Noise Procedure Specification, Publication 140”, The Engineering Equipment and Materials User Association). [Note: the noise is measured 3.5m from any reflective surface, other than the ground, at a height of between 1.2 and 1.5m.]

Reason

In order to minimise the potential for noise pollution, thereby conforming to Saved policy D58 of the Barrow Local Plan Review 1996-2006.

5. Any equipment to vent emissions to the 'external environment' from cooking processes must be extracted through a properly designed and constructed exhaust ventilation system, adequately filtered and discharged vertically at sufficient height, at least 1 metre above eaves level, unless the proposed system incorporates adequate odour mitigation measures in the ventilation extract design to prevent cooking odours being observed at any neighbouring properties. Any exhaust gas flow must not be restricted by any plate at the outlet which might affect dispersion. Details of the proposed system, which should include the external finish and the noise attenuation measures for the ventilation machinery, must be submitted to the Planning Authority for approval prior to construction. The approved system shall be maintained in accordance with the manufacturers specification.

Reason

In the interests of the amenities of the occupants of neighbouring properties.

6. The use hereby approved including any delivery service shall not operate between 2300 hours on one day, and 0700 hours on the following day.

Reason

In order to protect the residential amenities of the area.

The meeting closed at 3.40 p.m.