

BOROUGH OF BARROW-IN-FURNESS

PLANNING COMMITTEE

Meeting, Tuesday 8th November, 2016
at 2.30 p.m. (Drawing Room)

A G E N D A

Site Visits

2016/0683 - The Plantation, Pitt Lane Lindal-in-Furness
2016/0595 - Gillswood Farm Park Road, Barrow-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 4th October and the Special meeting held on 11th October, 2016 (copies attached).

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

FOR DECISION

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

- (D) 9. 54 Duke Street, Barrow in Furness.

**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
Gawne
Husband
McEwan
McLeavy
Murphy
Murray
Seward
Thurlow

For queries regarding this agenda, please contact:

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Published: 31st October, 2016

PLANNING COMMITTEE

Meeting: Tuesday 4th October, 2016
at 2.30 p.m. (Drawing Room)

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

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

247 – Apologies for Absence/Attendance of Substitute Members

Apologies for absence were received from Councillors Derbyshire and Murphy.

248 – Minutes

The Minutes of the meeting held on 6th September, 2016 were taken as read and confirmed.

249 – Updating of Local Validation Criteria

The Assistant Director (Regeneration and Built Environment) reported that Paragraph 193 of the NPPF advised that Planning Authorities should publish a local list of their validation criteria for the registration of planning applications. This was in addition to the national requirements. The purpose of such a list was to provide applicants with guidance as to what supporting information was needed to make an application, thus avoiding disputes as to what supporting material was required. It also sought both to improve the quality of submissions and reduce delays in the registration (and hence the determination), of applications. The national advice was that the requirements should be relevant, necessary and material to the character of the submission.

The guidance went on to state that the Authority should regularly review its validation criteria at least every 2 years. The last revision of the checklist for full planning applications was last year, but in light of continued amendments to the legislation an opportunity had been taken to review the criteria. The new lists would be uploaded to the Council's website during the week commencing 3rd October, 2016.

A sample of the amended list for a full planning application was attached as an appendix to the report. This would form the template for the remaining validation checklists. The instructions had been improved and there had been revisions as to the nature, format, and type of supporting information that may be required when submitting an application.

RESOLVED:- To note the report.

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:-

- 250 2016/0514** Approval of details reserved by condition no. 6 (Phase 2), condition no. 9 (Soil Importation) and condition no. 12 (Piling) for planning permission B08/2015/0418 (Construction of Support and Integrations Facility, with 70 space car park, hardstanding, security fencing and associated infrastructure) at BAE Systems Bridge Road Barrow-in-Furness.
- 251 2016/0555** Approval of details reserved by condition no 5 (Transport assessment) and condition no. 6 (Construction traffic management plan) for planning permission B06/2015/0179 (Extension to Devonshire Dock Hall, to comprise two new buildings, link corridor, new gate house, security gate, alterations to site access, cycle shelters, security fencing and associated hard landscaping, infrastructure and related works) at PBC Devonshire Dock Hall North Road Barrow-in-Furness.
- 252 2016/0497** Proposed new roof structure and cladding, re-cladding of walls at BAE Systems (Building A22) Bridge Road Barrow-in-Furness.
- 253 2016/0518** Approval of details reserved by condition no. 7 (Landscape) for planning permission B12/2016/0062 (Variation of condition no. 2 of planning permission 2015/0051, creation of a 436 space car park increasing to allow 490 car parking spaces) at Proposed Car Park Buccleuch Dock Road Barrow-in-Furness.
- 254 2016/0496** Refurbishment of industrial building including remodelling interior and re-cladding exterior in profiled sheeting coloured grey (BS10B19) at BAE Systems (Building A39 Lead Bay) Bridge Road Barrow-in-Furness.
- 255 2016/0540** Non material amendments following grant of planning permission B08/2015/0418 (Construction of the Support and Integrations Facility, with 70 space car park, hardstanding,

security fencing and associated infrastructure and enabling works) to allow minor changes to the design and height of the approved retaining wall on the western part of the site at BAE Systems Top Yard Michaelson Road Barrow-in-Furness.

- 256 2016/0459** Application for approval of details as reserved by condition no. 5 (CTMP) of planning permission 2015/0418 (Construction of the Support and Integrations Facility, with 70 space car park, hardstanding, security fencing and associated infrastructure and enabling works) at BAE Systems Top Yard Michaelson Road Barrow-in-Furness.
- 257 2016/0517** Approval of details reserved by condition no. 8 (archaeology) and condition no. 9 (landscaping) for planning permission B12/2016/0084 (Variation of condition no. 2 of planning permission 2015/0050, creation of a 509 space car park increasing to allow 166 car parking spaces) at Proposed Car Park Cornmill Crossing Barrow-in-Furness.
- 258 2016/0520** Side extension forming a new store at Nettle Bank Broughton Road Dalton-in-Furness.
- 259 2016/0522** Erection of a modern steel portal framed multi-purpose agricultural building for storage of machinery and farm yard manure at Maidenlands Tarn Cattery Tarn Flatt Marton Nr. Ulverston.
- 260 2016/0588** Side mono pitched side extension with front porch of pitched roof design at 12 Foxfield Close Ireleth Askam-in-Furness.
- 261 2016/0487** Application for a lawful development certificate for a proposed use for the erection of an undercroft office space serving the main use at 359 Abbey Road, Barrow-in-Furness.
- 262 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.
- 263 2016/0464** Application for works to silver birch located within a conservation area and comprising the removal of two branches situated at 1.5m and the shortening of branches to achieve a clearance of 2m at The Nan Tait Centre Abbey Road Barrow-in-Furness.
- 264 2016/0534** Consent to display advertisements to include 1 fascia sign and 1 box sign (internally illuminated) to front elevation at 9 Portland Walk Barrow-in-Furness.

- 265 2016/0538** Application for a new shop front and internal alterations at 9 Portland Walk Barrow-in-Furness.
- 266 2016/0493** Change of use from educational consultancy and tuition business (ground floor) with owners living accommodation above on upper two floors to a single dwelling at 2 Furness Park Road Barrow-in-Furness.
- 267 2016/0532** Extension to form a new bedroom over existing garage at 10 Aspen Drive Barrow-in-Furness.
- 268 2016/0510** Consent to display advertisements including two illuminated fascias, one internally illuminated projector sign, one non illuminated projector sign and 3 non illuminated mounted panels at The Co-operative Food Amphitrite Street Barrow-in-Furness.

The following screening opinion was considered:-

- 269 2016/0470** Town and Country Planning (Environmental Impact Assessment) Regulations 2011 - Screening Opinion for development to provide Operation and Maintenance (O&M) Facilities at DONG Walney (UK) Ltd Cavendish Dock Road Barrow-in-Furness.

The following application was a split decision:-

- 270 2016/0547** Application for approval of reserved matters. Erection of 25 dwellings and associated site works on Land adjacent to Sherborne Avenue Barrow-in-Furness.

The following applications were refused:-

- 271 2016/0449** Application for works to trees subject of Tree Preservation Order 2008 No. 9 to T1 Sycamore 30% reduction, T2 Beech 30% reduction at 6 Abbotsfield Gardens Barrow-in-Furness.
- 272 2016/0484** Application for approval of details as reserved by condition no. 17 (method statement and risk assessment for piling) of application 2014/0657 (Outline planning permission for the erection of 93 houses with access roads (layout and access not reserved for subsequent approval) at Sherborne Avenue Barrow-in-Furness.
- 273 2016/0220** New build 2 bedroom dwelling and associated landscaping at Carr Lane/Beach Crescent (land at) 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:-

274 – Avon Cars, Promenade, Barrow-in-Furness

From Mr C. Alexandrou in respect of consent to display one externally illuminated fascia sign to front elevation at Avon Cars, Promenade, Barrow-in-Furness as shown on plan number 2016/0542.

Representations received and the results of consultations were reported.

RESOLVED:- That Advertisement Consent be granted subject to the Standard Duration Limit and the following conditions:-

1. The development must be carried out in accordance with the plans (drawing numbers MEJ/2016/160/003) hereby approved as submitted with the application form dated 19.07.16.

Reason

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

2. All advertisements displayed and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Planning Authority.

Reason

Required to be imposed pursuant to Regulation 2 and Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007.

3. Any hoarding or similar structure or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Planning Authority.

Reason

Required to be imposed pursuant to Regulation 2 and Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007.

4. Where any advertisement is required under the Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Planning Authority.

Reason

Required to be imposed pursuant to Regulation 2 and Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007.

5. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason

Required to be imposed pursuant to Regulation 2 and Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007.

6. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Reason

Required to be imposed pursuant to Regulation 2 and Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007.

7. Maximum brightness of the signage must not exceed 600 candelas per square metre as per the E3 Zone of the I.L.E. Recommendation.

Reason

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

275 – The Co-operative Food, Roose Road, Barrow-in-Furness

From The Co-operative Group in respect of external changes including installation of new shop front and auto door, installation of roof edge protection and weather louvres at The Co-operative Food, Roose, Road, Barrow-in-Furness as shown on plan number 2016/0612.

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 must be carried out in accordance with the plans (drawing numbers 3212-01, 02 & 03A) hereby approved as submitted with the application form dated 15.08.16.

Reason

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

3. Notwithstanding the plans hereby approved, the roller shutter door must incorporate a slatted/lattice design rather than the stated perforation. Details of the design must be submitted to and approved in writing by the Planning Authority prior to the installation of the shutter, which must then be permanently retained in the agreed style.

Reason

A perforated style reduces the transparency of the shutter resulting in a near solid, 'dead' frontage which can be detrimental to the streetscene. Lattice/slatted designs prevent this and are recommended in the Barrow-in-Furness Local Development Framework Shopfront and Advertisement Design SPD for prominent locations such as this.

276 – Land at Former 68, Abbey Road, Barrow-in-Furness

From Mr M. MacKenzie in respect of Outline planning permission with some matters Reserved for an apartment building (landscaping and appearance reserved) on Land at Former 68, Abbey Road, Barrow-in-Furness as shown on plan number 2016/0509.

Representations received and the results of consultations were reported.

An Objector attended the meeting and made representations to the Committee.

It was moved by Councillor C. Thomson and seconded by Councillor McEwan to delay making a decision on this application until a site visit had been arranged. A vote was taken and it was

RESOLVED:- To defer making a decision on this application until a site visit had been arranged.

The meeting closed at 2.55 p.m.

PLANNING COMMITTEE

Special Meeting: Tuesday 11th October, 2016
at 2.30 p.m. (Drawing Room)

PRESENT:- Councillors M. A. Thomson (Chair), C. Thomson (Vice-Chair), Blezard, Gawne, Husband, R. McClure, Seward, Sweeney and Thurlow.

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

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

RESOLVED:- That by reason of the special circumstances outlined below the Chairman is of the opinion that the following items 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>
Screening Opinion, EIA Regulations 2011 Application for Outline Planning Permission for the erection of approximately 142 dwellings at Dalton Lane, Barrow-in-Furness 2015/0707 (Minute No. 279)	The application relates to a screening opinion under the EIA Regulations 2011. The application was submitted without a request for a screening opinion, however the guidance makes it clear that the application must be screened prior to the determination.
Proposed Tree Preservation Order, 28 Rampside, Barrow-in-Furness (Minute No. 280)	The application was important as there was a need to protect the trees as they were at risk due to proposed development.
Planning Application 2016/0509 – Application for Outline Planning Permission with some matters Reserved for an apartment building (landscaping and appearance reserved) at Land at Former 68, Abbey Road, Barrow-in- Furness (Minute No. 281)	The determination of the application would be unreasonably delayed given that the deferral was simply to allow a site visit to take place. Consideration had further advantage in that Committee would have greater recollection of the discussions which occurred during the meeting on 4th October, 2016.

278 – Apologies for Absence/Attendance of Substitute Members

Apologies for absence were submitted from Councillors McEwan and McLeavy.

Councillors Sweeney and R. McClure had replaced Councillors McEwan and McLeavy respectively for this meeting only.

279 – Screening Opinion, EIA Regulations 2011 - Application for outline planning permission for the erection of approximately 142 dwellings at Dalton Lane, Barrow in Furness reference 2015/0707

The Assistant Director (Regeneration and Built Environment) submitted a report regarding an application for Outline planning permission for the erection of approximately 142 dwellings at Dalton Lane, Barrow-in-Furness reference 2015/0707.

He advised on adopting a screening opinion having received the outline planning application and in light of the Regulation 7 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended by the 2015 Regulations.

The development fell within the description of development under Paragraph 10(b) of Schedule 2 of the Regulations. The proposed development exceeded the threshold in column 2 of the table in the 2015 Regulations as it proposed residential development of more than 5 hectares. However, having regard to the criteria in Schedule 3 of the 2011 Regulations, it was considered that the proposed development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

Under Regulation 5 of the 2011 Regulations it was therefore determined that the development to which this screening opinion related was not EIA development.

The reason for the above opinion was that it was an urban development project which constituted Schedule 2 development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2015. In considering whether this was a development likely to have significant environmental effects to require the submission of an Environmental Statement, regard had been had to Schedule 3 of the Regulations and advice set out in Planning Practice Guidance: Environmental Impact Assessments.

An EIA would generally only be required for Schedule 2 developments likely to have significant environmental effects through, for example, being major applications of more than local importance; schemes on particularly environmentally sensitive sites or vulnerable locations; or developments with unusually complex and potentially hazardous environmental effects.

The indicative thresholds set out in 'Annex: Indicative Screening Thresholds' for urban development projects was that an EIA was unlikely to be required for the redevelopment of land unless the new development was on a significantly greater scale than the previous use, or the types of impact were of a markedly different nature or there was a high level of contamination, or for sites which had not previously been intensively developed where: (i) the area of the scheme was more than 5 hectares; or (ii) it would provide a total of more than 10,000 m² of new

commercial floor space; or (iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).

The site lay near to, but outside of the 2km search area of European designated sites, the Morecambe Bay Special Protection Area, Duddon Estuary Special Protection Area, the Morecambe Bay Special Area of Conservation and Ramsar site, and to nationally designated Morecambe Bay and Duddon Estuary SSSIs. The potential for impact on the pathways of effect linking these sites had been identified by the Council's advisers and requests for further information had been made to the applicant. Similarly, despite requests for further information, insufficient detail had been provided in relation to the suitability of nearby ponds for breeding by Great Crested Newts.

However, having regard to all these factors, it was considered that the development would not have significant environmental impacts for the purposes of these Regulations and that an EIA was not required.

The decision had been made under the Council adopted scheme of delegation, which delegated authority for determining whether or not a planning application should be accompanied by an Environmental Impact Assessment to Planning Officers of the Council.

This screening would be recorded on the planning register.

Should any details of the proposed development change, or if new information comes to light as part of the application process, then an Environmental Statement may be necessary if the development was judged to raise significant environmental impacts. If Members wished to alter any aspect of the development they were advised to contact the Local Planning Authority to discuss whether this screening opinion would remain valid for the amended development. Under Regulation 4(8) any person had the right to seek a screening direction from the Secretary of State should they disagree with the Screening Opinion.

RESOLVED:- That it be determined that under Regulation 5 of the 2011 Regulations that the development to which this Screening Opinion related was not EIA development.

280 – Proposed Tree Preservation Order, 28 Rampside, Barrow in Furness

The Planning Manager submitted a report regarding a planning application to demolish an existing dwelling and rebuild which had been submitted for consideration, accompanied by an Arboriculturalist's report. A total of 16 trees were located within and around the application site, the majority of which were classified as Category B and C trees. Such trees were generally considered suitable to be retained. The trees formed an important part of the streetscene visually, and provided some opportunity for foraging bats and nesting birds, particularly given the location immediately adjacent to the Special Protection Area (SPA), which provided a duty to safeguard the habitats of migratory birds and certain particularly threatened birds.

After assessing the trees using the nationally standardised model, 'Tree Evaluation Method for Preservation Orders' (TEMPO), it concluded the trees merited protection. Part of the TEMPO consideration was an expediency assessment; in this instance it was considered expedient to protect the trees due to the imminent decision on the submitted planning application. It was proposed to protect the trees in a series of groups, along with one single tree designation. The Category U trees would be excluded due to their poor quality.

RESOLVED:- That authorisation to serve a Tree Preservation Order be granted.

281 – Land at Former 68, Abbey Road, Barrow-in-Furness

From Mr M. MacKenzie in respect of Outline planning permission with some matters Reserved for an apartment building (landscaping and appearance reserved) on Land at Former 68, Abbey Road, Barrow-in-Furness as shown on plan number 2016/0509.

Consideration of this item had been deferred at the meeting on 4th October, 2016 to enable a site visit to be undertaken.

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

1. Full details of the appearance and landscaping, as Reserved Matters, must be submitted not later than the expiration of three years beginning with the date of this permission. The development to which this permission relates shall begin no later than two years from the date of approval of the last of the Reserved Matters to be approved. In this regard, the Planning Authority would welcome the continuation of dialogue and the development of the illustrative proposals submitted under this application (Drawing 09084 PA 02) with more consideration being given to the articulation of the rear (western) façade.

Reason

No such details have been submitted and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

2. The development shall be carried out and completed in all respects in accordance with the hereby approved plans and drawings shown as;
09084/PA/001 Rev B
09084/PA/003
09804/PA/004
and defined by this permission, and notwithstanding the provisions of the Town & 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 a satisfactory appearance to the development, and to minimise its impact upon the surrounding area.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained unless the Planning Authority gives prior written consent to any variation. A high quality material palette is required on this site including the use of natural slate for the roof covering.

Reason

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

4. Prior to the commencement of any construction work full details of the existing and proposed site and floor levels shall be submitted to and be approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained unless the Planning Authority gives prior written consent to any variation.

Reason

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

5. Prior to any works above dpc level, the following details shall be submitted to and be approved in writing by the Planning Authority:

- large scale details of windows, recess/reveals, doors and railings to a scale of 1:20,
- details of the roof overhang, recess and eaves,
- details of the junction with the existing buildings on Abbey Road.

The development shall be carried out in accordance with the approved details.

Reason

To ensure a satisfactory appearance of development in the interests of the character of the conservation area and the setting of adjacent listed buildings.

6. No development shall take place, until a Construction 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:

- i. the parking of vehicles of site operatives and visitors,
- ii the loading and unloading of plant and materials,
- iii. the storage of plant and materials used in constructing the development,
- iv. the erection and maintenance of security hoarding including any decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities where vehicles will enter the site,
- vi measures to control the emission of dust and dirt during construction,
- vii a scheme for recycling/disposing of waste resulting from demolition and from construction works.

Reason

In the interests of minimising the impact upon the local environmental amenities.

7. No construction work shall take place outside the hours of 08.00 and 18.00 on Mondays to Fridays and 08.00 and 13.00 on Saturdays. No development shall take place on Sundays, or on Public holidays.

Reason

Required in order to protect the interests of the amenity of adjacent residents.

8. Prior to any works above dpc level, a scheme to demonstrate that the internal noise levels within the residential units will conform to the standard identified in BS 8233 2014, Sound Insulation and Noise Reduction for Buildings-Code of Practice, shall be submitted to and be approved in writing by the Planning Authority. The work specified in the approved scheme shall be carried out in accordance with the approved details prior to the occupation of the premises and retained thereafter.

Reason

In order to protect the amenities of future occupiers and adjacent residents.

9. Prior to installation, full details of all plant and equipment including sound insulation and mechanical ventilation measures, shall be submitted to and approved in writing by, the Planning Authority. The scheme(s) shall be carried out in accordance with the approved details.

Reason

In order to protect the amenities of local residents from undue noise sources.

10. Prior to any works above dpc level, details of the cycle storage and refuse storage facilities on the site shall be submitted to and be approved in writing by the Planning Authority. The approved facilities shall be provided before the beneficial occupation of any of the flats and thereafter permanently maintained for use by occupiers of the development.

Reason

To ensure the availability of suitable internal refuse storage and in order to promote the provision of sustainable means of transport.

11. No utilities meters shall be placed on the Abbey Road, Dalkeith Street or High Street elevations of the building.

Reason

In the interests of achieving a high quality standard of development within this sensitive location.

12. Foul and surface water shall be drained on separate systems.

Reason

In order to secure a suitable standard of drainage, and to manage the risk of flooding and pollution.

13. Access doors shall be hung to open inwards only away from the highway.

Reason

In the interests of the safety of users of the adjacent highways.

Town and Country Planning Acts

The Assistant Director of Regeneration and Built Environment reported on the following planning applications:-

282 – Proposed Housing Development at, Dalton Lane Barrow-in-Furness

From Mr G. Love, Oakmere Homes c/o Janet Dixon Town Planners in respect of Outline planning application for a proposed housing development at Dalton Lane, Barrow-in-Furness as shown on plan number 2015/0707.

Representations received and the results of consultations were reported.

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

Two Objectors attended the meeting and made representations to the Committee.

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

1. The application site is situated on a prominent hillside location on elevated land, which rises steeply northwards away from the south east corner of the site abutting Abbey Road up towards Breast Mill Beck Court. The development of the site would not represent infilling or rounding off of the existing urban area. Instead, the proposed development would result in a significant physical extension of the existing built up area outward beyond the existing edge of Barrow. The siting, scale and density of this development would therefore fundamentally change the nature and character of this open farmed landscape and the visual intrusion arising from the development would not be sensitive to the local environment, contrary to the aims of Saved Policies B3 and D1.
2. The western edge of the site gives a strong physical indication of the separation between the urban built up area of Barrow to the west, and rural open countryside to east. The strong physical boundary and the nature and character of the surrounding countryside contribute to a clear sense of separation between Barrow and Dalton. Approval of the development would be contrary to the intentions of Saved Policy D5 because the scale of the extension would erode the separation between Barrow and Dalton, and contrary to paragraph 17 within the NPPF which seeks to recognise the intrinsic character and beauty of the countryside.
3. Inadequate information has been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of ecological impact and that there would be 'no likely significant effect' on qualifying species and/or habitats of European designated sites or impact on European protected species. This includes insufficient information in order to enable assessment of the potential loss of land and disturbance of SPA birds; insufficient information in respect of European protected species to provide assurance that there will be no adverse effect on Great Crested Newts and supporting habitats; and insufficient information on existing hedgerows in the area.

The meeting closed at 3.00 p.m.

PLANNING COMMITTEE	Part One (D) Agenda Item 9
Date of Meeting: 8th November, 2016	
Reporting Officer: Assistant Director - Regeneration and Built Environment	
<p>Title: 54 Duke Street, Barrow in Furness</p> <p>Summary and Conclusions:</p> <p>A recent planning application was refused for development of the above site. A subsequent appeal was received. This was dismissed by the Planning Inspectorate.</p> <p>Recommendations:</p> <p>That the report be noted.</p>	

Report

A planning application (2016/0021) was received for the above site which was the home of Yates' Wine Bar, prior to its demolition. The application was for the construction of new car park for Jeffersons Hotel with no improvement to the boundary treatment. This was considered unacceptable and refused for the following reason in March 2016:

- 1. The proposal in its current form will have a detrimental visual impact on the setting of the Conservation area and is therefore contrary to saved policy D15 of the Barrow Borough Local Plan Review and paragraphs 131 and 137 of the National Planning Policy Framework.*

An appeal against the decision was submitted to the Planning Inspectorate and was dismissed. Please see decision letter attached at **Appendix 1** for information.

Background Papers

Nil.