

BOROUGH OF BARROW-IN-FURNESS

PLANNING COMMITTEE

Meeting, Tuesday 31st January, 2017
at 2.30 p.m. (Drawing Room)

A G E N D A

Site Visits

2016/0696 - Fire Station, Broughton Road, Dalton-in-Furness
2016/0882 - 4 Park Avenue, 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 29th November and the special meeting held on 20th December, 2016 (copies attached).

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

FOR DECISION

- (D) 8. Planning Applications (booklet(s) attached).
- (D) 9. Deferred Planning Application (booklet 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
Gawne
Husband
McEwan
McLeavy
Murphy
Murray
Seward
Thurlow

For queries regarding this agenda, please contact:

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PLANNING COMMITTEE

Meeting: Tuesday 29th November, 2016
at 2.30 p.m. (Drawing Room)

PRESENT:- Councillors M. A. Thomson (Chair), C. Thomson (Vice-Chair), Husband, R. McClure, McEwan, McLeavy, Murphy, Murray, Seward, Thurlow and Wall.

Officers Present:- Charles Wilton (Principal Planning Officer), Sharron Rushton (Democratic Services Officer) and Katie Pepper (Democratic and Electoral Services Apprentice).

317 – Declarations of Interest

Councillor McEwan declared an other registrable interest in Planning Application No. 2016/0630 – 31 Station Road, Dalton-in-Furness (Minute No. 353) as he was a Member of Cumbria County Council.

318 – Apologies for Absence/Attendance of Substitute Members

Apologies for absence were received from Councillors Blezard and Gawne.

Councillors R. McClure and Wall had replaced Councillors Gawne and Blezard respectively for this meeting only.

319 – Minutes

The Minutes of the meeting held on 8th November, 2016 were taken as read and confirmed.

320 – Request for removal of Enforcement Notice relating to 3 Bermuda Crescent, Barrow-in-Furness

The Assistant Director (Regeneration and Built Environment) reported that in 2004 the Authority refused retrospective consent for a wooden structure, which consisted of a balcony supported on stilts, and the subsequent Appeal dismissed. An Enforcement Notice was served but no appeal made. The (then) Enforcement Officer pursued the case which resulted in the structure being dismantled in 2006.

Unless an Enforcement Notice was withdrawn it would be revealed during a Local Authority Land Charges Search. This could be critical when a property was changing ownership, as the transaction may stop.

The Authority had no specific policy relating to the removal of Enforcement Notices and no Delegated powers currently existed to delete them. The current Enforcement Policy document was currently being updated following the appointment of the new Enforcement Officer, and applications to remove Notices would be considered as part of that review. In the interim, any applications (which were rare) would be considered on their merits.

There was no requirement for the Authority to withdraw an Enforcement notice once complied with, because if there was the possibility that the breach alleged in the Enforcement Notice could reoccur, the Authority may not consider it expedient to do so. There was no appeal against an Authority refusing such a request, but legal action in the form of a judicial review may be an option for an aggrieved party.

National guidance was that there may be cases, where there was no likelihood of the breach reoccurring, that an Authority could consider it expedient to remove the Notice. In this case the balcony structure had been removed hence the notice complied with. There was no reasonable likelihood of the structure being reintroduced as a shallower metal structure extending from the wall had replaced it. This structure was erected in 2006 and was exempt from any formal action.

Rather than remove the Notice from the Register, it was suggested that a note be placed on the Register to confirm compliance. This provided a more accurate record of the property's history for when a Land Charge Search was made. This procedure would be reflected in the updated Enforcement Policy which should be before Members in early 2017.

RESOLVED:- That the Notice had been complied with by the removal of the wooden structure. Accordingly the Register could be updated to reflect this compliance.

321 – Appointment of Part Time Enforcement Officer

The Assistant Director (Regeneration and Built Environment) reported that following changes to the structure of Development Services the Authority now had a part-time (22.5 hours per week) Enforcement Officer post. The successful candidate had been in post since 24th October, 2016.

RESOLVED:- That the information be noted.

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:-

- 322 2016/0614** Application for details reserved by condition no. 10 (external lighting) in relation to the Strategic Bulk Store for planning permission B02/2015/0339 Minor Material Amendment involving a variation to condition number 2 following grant of planning permission B02/2014/0299 (Development of a 29,854 sq.m Strategic Bulk Store, gatehouse, parking, perimeter fencing, creation of new access points, closure of existing access points, landscaping and associated infrastructure and other works) to allow alterations to the design of the building and a change in construction methodology, namely the use of piling at The Resolution Building, Dova Way, Barrow-in-Furness.
- 323 2016/0436** Application for approval of part details as reserved by condition No. 9 (Field investigation and updated risk assessment) and Condition No. 11 (Drainage Strategy) of planning permission 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 Devonshire Dock Hall, North Road, Barrow-in-Furness.
- 324 2016/0549** Approval of details reserved by condition number 11 (Piling) for planning permission B08/2016/0417 (Paint facility with associated construction compound, infrastructure and related works) at BAE Systems, Bridge Road, Barrow-in-Furness.
- 325 2016/0415** Change of use from 'Pet Shop' (A1 retail) to 'Burger Bar' (A5 hot food takeaway) including alterations to front elevation and erection of single storey rear extension at 25B Anchor Road, Barrow-in-Furness.
- 326 2016/0616** Town and Country Planning (Environmental Impact Assessment) Regulations 2011 - Screening Opinion for the Walney Extension Offshore Windfarm Site D, Engineering, Procurement and Construction (EPC) facilities at the existing ABP Port of Barrow at DONG Walney (UK) Ltd, Cavendish Dock Road, Barrow-in-Furness.
- 327 2016/0642** Advertisement consent for replacement new signage to comprise of 3 internally illuminated fascias and 4 non illuminated replacement poster signs at Pets At Home, Corner House Park, Hindpool Road, Barrow-in-Furness.
- 328 2016/0525** Application for the installation of a mezzanine floor to be used for retail and/or pet care, treatment and grooming facility. Installation of 14 x air conditioning units, gas bottle storage unit and external spiral staircase at Pets At Home, Corner House Park, Hindpool Road, Barrow-in-Furness.

- 329 2016/0613** Minor material amendment following grant of planning permission B20/2011/0521 (Demolition of two storey rear annex and construction of a rear two storey flat roof extension to provide additional living accommodation) to allow new window openings to side and rear elevations and replacing patio door system with door and window. Installation of previously approved roof windows removed at 87 Duke Street, Barrow-in-Furness.
- 330 2016/0687** Application for prior notification of agricultural building - Modern portal sectional building with pitched roof, using existing concrete panel walls at Killerwick Grange, Askam Road, Dalton-in-Furness.
- 331 2016/0590** Erection of a first floor extension forming a training room at Duddon Inshore Rescue, Steel Street, Askam-in-Furness.
- 332 2016/0623** Erection of a two storey extension to provide garage and first floor bedroom with en-suite, ground floor rear extension to provide living area, utility room and wc and front porch at 14 Myrtle Terrace, Dalton-in-Furness.
- 333 2016/0691** Application for a lawful development certificate for alterations to change flat roof on existing rear extension to double hip roof (tiled to match main roof) at 25 Ennerdale Drive, Barrow-in-Furness.
- 334 2016/0702** Application for a lawful development certificate for a proposed use for a ground floor utility room at 120 Holker Street, Barrow-in-Furness.
- 335 2015/0875** Installation of a roof mounted air handling and extract mechanical plant. (Retrospective) at St James Junior CE School, Blake Street, Barrow-in-Furness.
- 336 2016/0638** Certificate of lawfulness for a proposed use or development (CLOPUD) for a loft conversion and bathroom extension at 35 Walney Road, Barrow-in-Furness.
- 337 2016/0680** Erection of rear and side extensions to provide lounge, kitchen and hall at 4 Athens Drive, Barrow-in-Furness.
- 338 2016/0625** Rear kitchen extension at 44 Derbyshire Road, Barrow-in-Furness.
- 339 2016/0357** Demolition of existing dwelling and erection of a new dwelling with retention of double garage to side at 28 Rampside, Barrow-in-Furness.

- 340 2016/0552** Application to vary condition No. 3 (restoration of South Morecambe Bay Terminal) of planning permission B03/2013/0396 (Barrow Terminals Optimization Project B-TOP)) to delay the removal of equipment and restoration at the south terminal until the north terminal is closed at North Terminal, Barrow Onshore Terminals, Rampside Road, Barrow-in-Furness.
- 341 2016/0670** Application for a Lawful Development Certificate for a proposed use or development for the erection of a single storey side pitched roof extension at 19 Chestnut Walk, Barrow-in-Furness.
- 342 2016/0690** Town and Country Planning (Environmental Impact Assessment) Regulations 2011 - Scoping Opinion for partial decommissioning of South Morecambe Terminal at South Terminal, Barrow Onshore Terminals, Rampside Road, Barrow-in-Furness.
- 343 2016/0654** Removal of existing rear conservatory and replace with a kitchen extension. Removal of existing ground floor window and replacement with a bow window with canopy pitched roof at 13 Sandalwood Close, Barrow-in-Furness.
- 344 2016/0637** Roofing over of outside silage pit and cattle feeding area at Stank Farm, Stank Lane, Stank.
- 345 2016/0609** Extension of existing attached garage and a first floor bedroom above at 16 Stoneham Close, Barrow-in-Furness.
- 346 2016/0709** Approval of details reserved by condition no 11 (Re-pointing) for Planning Permission B13/2011/0710 (Conversion of farm buildings into residential units) at Pebble Stone, Rampside, Barrow-in-Furness.
- 347 2016/0678** Application for a lawful development certificate for a proposed porch in front of house at 40 Darent Avenue, Barrow-in-Furness.
- 348 2016/0495** Single storey extension to rear elevation forming living area at 7 Melampus Street, Barrow-in-Furness.
- 349 2016/0583** Advertisement consent for 1 internally illuminated post sign, 2 externally illuminated signs (fascia, logo, signwriting), 1 illuminated lantern and one non illuminated post sign at Ferry Hotel, Promenade, Barrow-in-Furness.

The following applications were a split decision:-

- 350 2016/0556** Approval of details reserved by Condition No. 3 (Surface water drainage) for planning permission B18/2015/0720 -

Improvements to existing visitor car park and related facilities. Includes the refurbishment of the existing car park drainage and surfacing with increased number of car parking spaces from approx. 25-30 unmarked bays to 41 marked bays (including 2 new blue badge and 2 mini bus spaces). Improved decked footpath access at Sandscale Haws Nature Reserve Park Road Barrow-in-Furness.

- 351 2016/0632** Application for approval of details reserved by Condition No. 11 (fencing works) of planning permission 2014/0446 (Change of use of existing detached property to dwelling including construction of front and side extension and erection of one further detached dwelling (resubmission B13/2014/0248 in a revised form) (Plot 2) at 2 Redoak Avenue, Barrow-in-Furness.

The following application was a County Matter:-

- 352 2016/9999** Approval of details reserved by condition no. 5 (Contamination) and Condition no. 6 (Testing strategy for importing aggregates) for planning permission B28/2015/9007 Remediation of contaminated land to the north of Dova Way, Barrow Waterfront, comprising of altering ground conditions to provide a platform for future development. Extension of new highway along Dova Way and construction of an emergency access route through the site (County Matter) at Barrow Waterfront, Ramsden Dock Road, Barrow-in-Furness.

(ii) To note the decisions made under the Building Act 1984/The Building Regulations 2010 as submitted by the Principal Building Control Surveyor.

Town and Country Planning Acts

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

353 – 31 Station Road, Dalton-in-Furness

From Ms L. Oates in respect of the conversion of existing photography studio into a two storey dwelling house at 31 Station Road, Dalton-in-Furness as shown on plan number 2016/0630.

Representations received and the results of consultations were reported.

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

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 31

SR/1, 2,3 AND 4 Rev 4 received on 9.9.16 and 31SR/5 Rev 4 rec'd on 27.10.16 and schedule of work received on 14.11.16 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 development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) CN 16154/ dated 17 August 2016/ M&P Gadsden and the following mitigation measures detailed within the FRA:
 - Flood Resilience measures as per Page 10 of the submitted FRA

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To reduce the risk of flooding to the proposed development and future occupants

4. The boundary treatment to the front boundary shall incorporate a dwarf stone wall and railings above of a traditional design and detailing which shall first have been agreed in writing by the Local Planning Authority and there shall be no variation unless first approved in writing by the Local Planning Authority. The boundary treatment shall be completed in full before first occupation of the approved dwelling.

Reason

In the interests of the appearance of the development and the character of the conservation area in which it is located.

5. The replacement door shall be a timber door of a traditional design to match that at no. 33 Station Road or such similar design as approved in writing by the Local Planning Authority and shall thereafter be so maintained.

Reason

In the interests of the appearance of the development and the character of the conservation area in which it is located.

354 – 51 Thorncliffe Road, Barrow-in-Furness

From Mr and Mrs S. Maudsley in respect of the conversion of existing outbuilding (former coach house) from store to separate dwelling. Works include addition of a single storey entrance porch and maintenance work to tree T1 as outlined in the accompanying arboricultural report at 51 Thorncliffe Road, Barrow-in-Furness as shown on plan number 2016/0669.

Representations received and the results of consultations were reported.

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

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

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 6144/01,02,03,04,05 Revision B rec'd on 31.10.16 and the Revised arboricultural report received on 31.10.16 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 proposed works of conversion and associated grounds works shall be carried out in complete accordance with the recommendations in the revised arboricultural report document received by the Local Planning Authority on 31.10.16. In particular, your attention is drawn to the section on building recommendations regarding driveway construction, waffle boards, shallow excavation techniques, new floor construction and the use of non-permeable membranes.

Reason

In order to safeguard the trees on the site from damage during construction.

4. In accordance with the approved plans referred to in Condition 2 above all of the existing trees on the site are to be retained. Any trees or hedgerow 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 agreed species, unless the Planning Authority gives prior written consent to any variation.

Reason

In the interests of the visual amenities of the area.

5. No development shall be commenced on the site which is the subject of this permission until the following measures have been met to prevent damage being caused to those trees which are shown to be retained. Measures to protect those trees shown to be retained must include the following;
 - a) Fencing in accordance with a 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, 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.

6. The replacement hedge shown on the approved plan referred to in condition 2 above shall be planted by the developer within the first planting season following beneficial occupation of the barn conversion, and shall be permanently retained thereafter, unless the Planning Authority gives prior written consent to any variation.

Reason

In the interests of the visual amenities of the area and of increasing biodiversity as required by the NPPF.

- 7 All roof lights to be installed in the development hereby approved shall be of the conservation style fitted flush to the roof slope and shall thereafter be so maintained.

Reason

In the interests of the character and appearance of the building as an undesignated heritage asset.

8. The natural stonework of the building must be retained and must not be obscured by rendering or any other external treatment without the prior express written consent of the Planning Authority.

Reason

In order to safeguard the special architectural and historic interest of the building as an undesignated heritage asset.

9. No soil or vent pipes or soffits shall be added to the external walls of the building without the prior written consent of the Planning Authority.

Reason

In order to safeguard the special architectural or historic interest of the building as a non- designated heritage asset.

10. The materials to be used in the construction of the external surfaces, including walls, roofs, doors, and windows, of the porch 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.

11. Prior to beneficial occupation of the development, the whole of the access area bounded by the carriageway edge, entrance gates and the splays shall have been constructed and drained in accordance with details submitted to, and approved in writing by, the Planning Authority.

Reason

In the interests of road safety, and to support Local Transport Plan Policies: LD5, LD7, LD8.

12. There shall be no vehicular access or egress to the proposed residential conversion except from Thornfield Park. The Thorncliffe Road access/egress shall be retained as a pedestrian route only.

Reason

In the interests of the free-flow of traffic along Thorncliffe Road and to minimise damage to the tree roots from root compaction arising from the passage of vehicles.

13. Prior to the commencement of the works of conversion hereby approved, the location, type and situation of any screen walls or fences or other boundary treatment shall be submitted to and approved in writing by the Planning Authority. The approved boundary shall be installed in full prior to beneficial occupation and shall thereafter be so maintained.

Reason

In the interests of the residential amenity of the existing and proposed occupiers of both dwellings, and the general amenity of the area.

14. 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 modifications) no dormer extensions or enlargements of the roof lights shown on the approved drawing shall be carried out without the prior written express approval of the Planning Authority.

Reason

In order to protect the residential amenities of neighbouring properties from overlooking or perceived overlooking and in the interests of the character and appearance of the property as a non-designated heritage asset.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 2015 (or of any Order revoking and re-enacting that Order with or without modifications) nothing in Article 3 or Schedule 2 to that Order, shall operate so as to permit within the area subject of this permission any development referred to in Part 1, Classes A, B, C, D, E,F,G or in Part 2, Class A of the second schedule and no such development shall be carried out at any time within that area without the prior express grant of permission by the Planning Authority.

Reason

In order to safeguard the amenities of the area by enabling the Planning Authority to consider whether planning permission should be granted for such alterations or additions having regard to the particular layout and design of the development, the character of the area and the relationship with the neighbouring property.

355 – 5 Inglewood, Barrow-in-Furness

From Ms C. Nugent in respect of a two storey extension to rear and internal alterations at 5 Inglewood, Barrow-in-Furness as shown on plan number 2016/0627.

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 16133_PL01_02, 03, 04, 05, 06, 07 Rev. A, 08 Rev. A, 09 Rev. A 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 external surfaces, including walls, roofs, doors, and windows, 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.

4. Notwithstanding the provisions of the Town and Country Planning (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modifications) no additional opening of any kind shall be made in the eastern or western elevation of the permitted extension without the prior written consent of the Planning Authority.

Reason

In order to protect the residential amenity of neighbouring properties.

5. Prior to the beneficial occupation of the development the proposed en-suite window must be permanently fitted with manufacturers obscure glazing of an obscurity rating of no less than level 4 from the Pilkington glass range (or an equivalent range and rating subject to prior agreement with the Planning Authority) and thereafter retained unless the Planning Authority gives prior written consent to any variation.

Reason

In order to protect the residential amenity of neighbouring properties.

356 – 30 Hill Road, Barrow-in-Furness

From Ms K. Cain in respect of a single storey rear extension and alterations to existing outrigger at 30 Hill Road, Barrow-in-Furness as shown on plan number 2016/0618.

Representations received and the results of consultations were reported.

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

2. The development shall be carried out and completed in all respects in accordance with the hereby approved plans and drawings shown as 09074/PA/001, 09074/PA/002 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.

357 – Former Barrow Police Station, Market Street, Barrow-in-Furness

From Mr Ashall, Ashall Property in respect of the demolition of former police station. Erection of a new 127 bed hotel and restaurant, with associated parking, delivery area and hard landscaping. The proposal includes an interim phased completion (Phase 1) of 111 beds at Former Barrow Police Station, Market Street, Barrow-in-Furness as shown on plan number 2016/0582.

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 (listed below) hereby approved as submitted with the application form dated 02/08/16.

SK02 P1 – Preliminary Access Layout
BPS-TOPO-001 rev A – Topographical Survey
PL-A-00001 rev A – Location Plan – Block Plan
PL-A-05000 rev B – Proposed Site Plan – Phase 1

PL-A-05200 rev B – Proposed Site Plan – Phase 2
PL-A-15000 rev F – Proposed Ground Floor Plan – Phase 1
PL-A-15200 rev D – Proposed Ground Floor Plan – Phase 2
PL-A-15001 rev D - Proposed First Floor Plan – Phase 1
PL-A-15201 rev D – Proposed First Floor Plan – Phase 2
PL-A-15002 rev D – Proposed Second Floor Plan – Phase 1
PL-A-15202 rev D – Proposed Second Floor Plan – Phase 2
PL-A-15003 rev D – Proposed Third Floor Plan – Phase 1
PL-A-15203 rev D – Proposed Third Floor Plan – Phase 2
PL-A-15004 rev B – Proposed Fourth (Plant) Floor Plan – Phase 1
PL-A-15204 rev A – Proposed Fourth Floor Plan – Phase 2
PL-A-15005 rev B – Proposed Roof Plan – Phase 1
PL-A-15205 rev A – Proposed roof Plan – Phase 2
PL-A-25000 rev B – Proposed Sections – Phase 1
PL-A-25200 rev A – proposed Sections – Phase 2
PL-A-30000 rev A – Existing Elevations 01
PL-A-30001 rev A – Existing Elevations 02
PL-A-35000 rev C – Proposed Elevations 01 –Phase 1
PL-A-35200 rev B – Proposed Elevations 01 –Phase 2
PL-A-35001 rev C – Proposed Elevations 02 –Phase 1
PL-A-35201 rev B – Proposed Elevations 02 –Phase 2
PL-A-35300 rev C – Street Elevations – Phase 1
PL-A-35301 rev B – Street Elevations – Phase 2
PL-A-45000 rev B – Axonometric – Phase 1 and 2
PL-A-45001 rev B – Axonometric Overview - Phase 2
PL-A-45003 rev B – Axonometric Close up - Phase 2

Reason

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

3. This consent for demolition shall not be implemented until a contract for the carrying out of the works for redevelopment of the site as approved by this permission has been completed, and a copy submitted to, and agreed by, the Planning Authority.

Reason

In order to ensure that the character and appearance of the Conservation Area is preserved or enhanced, and to minimise any adverse impact upon adjacent heritage assets the Planning Authority consider that the timeframe between demolition and building works commencing should be minimised.

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

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

Reason

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

5. No development shall take place, including any works of demolition, until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Planning Authority. The CTMP shall include details of:
 - the construction of the site access and the creation, positioning and maintenance of associated visibility splays;
 - access gates will be hung to open away from the public highway no less than 5m from the carriageway edge and shall incorporate appropriate visibility splays;
 - retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
 - construction vehicle routing;
 - the management of junctions to and crossings of the public highway and other public rights of way/footway;
 - the scheduling and timing of movements, temporary warning signs and banksman/escort details.

Development shall be carried out in accordance with the approved Construction Traffic Management Plan, any variations shall be reported in writing to the Authority.

Reason

To ensure the development can proceed without undue disturbance to local residents or without adversely impacting upon the local highway network.

6. No construction works shall take place until samples of the external materials of construction for the buildings and all hard surfaced areas 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 permanently retained.

Reason

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

7. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. This written scheme will include the following components:
 - i. An archaeological evaluation;
 - ii. An archaeological recording programme the scope of which will be dependant upon the results of the evaluation;
 - iii. Where significant archaeological remains are revealed by the programme of archaeological work, a post-excavation assessment and analysis, preparation of a site archive ready for deposition at a store approved by the Planning Authority, completion of an archive report, and submission of the results for publication in a suitable journal.

Reason

To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the preservation, examination or recording of such remains).

8. The Preliminary Investigation has identified potential unacceptable risks, a Field Investigation and Risk Assessment, conducted in accordance with established procedures (BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and Model Procedures for the Management of Land Contamination (CLR11)), shall be undertaken to determine the presence and degree of contamination and must be undertaken by a suitably qualified contaminated land practitioner. The results of the Field Investigation and Risk Assessment shall be submitted to and approved by the Planning Authority before any development begins.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved policy D56 of the Local Plan Review 1996-2006.

9. Where contamination is found which poses unacceptable risks, no development shall take place until a detailed Remediation Scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remedial options and proposal of the preferred option(s), all works to be undertaken, proposed remediation objectives, remediation criteria and a verification plan. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

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. The approved Remediation Scheme shall be implemented and a Verification Report submitted to and approved in writing by the Planning Authority, 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.

11. 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 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.

12. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Drainage Strategy and SuDS Statement, ref no.2160048 Rev P2, dated July 2016 proposing surface water (max 16.4l/s) discharging into the surface water sewer for any storm event which was prepared by Elliottwood. Any variation to the discharge of foul water shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

13. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
 - b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason

To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

14. All future emissions vented 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, or incorporating 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 etc. at the outlet which might affect dispersion.

Details of the proposed system must be submitted to the Planning Authority for approval prior to construction and any proposed system must be adequately maintained as such in perpetuity.

Reason

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

15. Noise from the development, including noise from the extraction equipment required in the above condition, 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 protect nearby properties from noise and disturbance.

16. The development must be carried out in strict accordance with the guidelines detailed in section 9.2.1.1 Bat Roosts, of the Envirotech Bat Survey, dated 17th March 2016, carried out at the Former Police Station, Barrow in Furness.

Reason

In the interests of nature conservation so as to safeguard recognised protected species of wildlife.

17. No part of the development (including phase 1) shall be beneficially occupied until cycle parking facilities for staff and visitors have been provided in accordance with the details and position on drawing ref PL A 05200 rev B and thereafter permanently retained.

Reason

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

18. No demolition or construction works in connection with the development hereby approved shall take place outside the following hours:

Limited Hours of any piling operations (if applicable) to:

8:00am - 6:00pm Monday to Friday ONLY

Limited Hours of noisy construction works to:

7:00am - 7:00pm Monday to Friday

8:00am - 1:00pm Saturday

No noisy activities on Sunday or Bank Holidays. Noisy Construction' is defined as audible or perceived at any noise sensitive premises.

Reason

In order to protect the amenity of nearby residents.

19. Occupiers of the development shall operate a Travel Plan. Prior to the beneficial occupation of the development hereby permitted, the occupier shall submit such a Travel Plan to the Planning Authority for its approval. The Plan shall identify the measures to be taken to encourage the achievement of a modal shift away from the use of private motor cars by employees to sustainable transport modes, and shall include the following;

- (i) Targets for sustainable travel arrangements;
- (ii) Effective measures for the ongoing monitoring of the Plan;
- (iii) A commitment to delivering the Plan objectives for a period of at least 5 years from the first occupation of the development;
- (iv) Effective mechanisms to achieve the objectives of the Plan by both present and future occupiers of the development.

The site operator shall thereafter permanently implement the subsequently approved measures, and provide the Planning Authority with an annual report reviewing the effectiveness of the Travel Plan, including any revisions to its operation.

Reason

In order to aid in the delivery of sustainable transport objectives.

20. Prior to the beneficial occupation of any part of the development, a landscape scheme for the site, 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 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.

21. No floodlighting or other form of external lighting 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 Saved Policy D63 of the Barrow Local Plan Review 1996-2006, and in order to protect the visual amenities of the area.

358 – Crooklands Garden Centre, Ulverston Road, Dalton-in-Furness

From Mr M. Charnley, Crooklands Garden Centre in respect of Retrospective application for the construction of detached extension to provide retail space to ground floor with storage to first floor (amended plans showing revised position) at Crooklands Garden Centre, Ulverston Road, Dalton-in-Furness as shown on plan number 2016/0426.

Representations received and the results of consultations were reported.

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

RESOLVED:- (A) That at the request of Crooklands Garden Centre and with the approval of the Chairman, the Retrospective application for the construction of a detached extension to provide retail space to ground floor with storage to first (amended plans showing revised position) be withdrawn from the agenda; and

(B) That the Development Services Manager be authorised to take enforcement action and any other legal proceedings deemed necessary to secure:-

- (1) Removal of the building subject to the application and reinstatement of the site for the following reasons:-
 - (i) The proposed development does not make adequate provision for the loading and unloading of goods vehicles within the site and would therefore encourage such vehicles to park on the highway. In the absence of adequate on-site parking space the proposed development would be likely to result in vehicles being parked outside the site on the county highway with consequent additional danger to all users of the road and interference with the free flow of traffic. The proposal is therefore considered to be contrary to Saved Policy E9 of the Barrow in Furness Local Plan Review;
 - (ii) The need for the additional floorspace has not been demonstrated and is considered to amount to an overdevelopment of the site. This results from the existing garden centre floorspace selling goods for which no formal permission exists, and, in this out of town location, for which no satisfactory case has been made to relax local policies or national guidance found in the NPPF. It is considered that the existing floorspace could accommodate

the proposed sales if used for its lawful purpose, and there is therefore no local or special need for the additional floorspace created by this building. The proposal is therefore considered to be contrary to Saved Policy C3 of the Barrow in Furness Local Plan Review; and

- (iii) The external appearance of the building is not considered to respect the rural setting of the location or the context of the adjacent development. This is by virtue of the inappropriate use and colour of the metal sheeting specified, particularly on the roof and south west facing gable elevation. This is pronounced by the siting of the building further forward into the site than originally specified. The proposal is therefore considered to be contrary to Saved Policy D21 of the Barrow in Furness Local Plan Review.

359 – Former Co-op Building, Chapel Street, Dalton-in-Furness

From Mr J. English in respect of the conversion of first floor into 4 flats accessed from the existing common staircase at Former Co-op Building, Chapel Street, Dalton-in-Furness as shown on plan number 2016/0427.

Representations received and the results of consultation were reported.

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

1. The development shall be carried out and completed in all respects in accordance with the hereby approved plans and drawings shown as 444/01 Rev A, 444/03 Rev B rec'd on 18.11.16, 444 02 Rev D rec'd on 21.11.16 and 444/04 Rev A rec'd on 15.11.16 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.

360 – Former Co-op Building Chapel Street, Barrow-in-Furness

From Mr J. English in respect of Listed Building Consent for the conversion of first floor into 4 flats accessed from the existing common staircase and Chapel Street at Former Co-op Building, Chapel Street, Dalton-in-Furness as shown on plan number 2016/0429.

RESOLVED:- That Listed Building Consent 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 444/01 Rev A, 444/03 Rev B rec'd on 18.11.16, 444/02 Rev D rec'd on 21.11.16 and 444/04 Rev A rec'd on 15.11.16 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.

Reason

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

3. No new or replacement soil or vent pipes shall be added to the external walls of the building without the prior written consent of the Planning Authority.

Reason

In order to safeguard the special architectural or historic interest of the building.

4. Prior to the commencement of any works of conversion of the listed building a photographic record shall be taken of the interior of the listed building including all rooms to be altered and the stairwell. A referenced copy shall be submitted to the Local Planning Authority within 1 month of the commencement of the conversion works.

Reason

To ensure that a permanent historical record is maintained of the building prior to its alteration and in the interests of paragraph 141 of the NPPF.

5. All existing internal finishes shall be retained including skirting boards, architraves and timber trims. Any repairs shall be designed to exactly match the originals.

Reason

In order to safeguard the special architectural or historic interest of the building.

6. All existing sash windows shall be restored to full working order using traditional methods.

Reason

In order to safeguard the special architectural or historic interest of the building.

7. Prior to the commencement of the works of conversion hereby approved a detailed schedule of work for the repairs to the frontage of the building, including the rainwater goods, shall be submitted to and be approved in writing by the Local Planning Authority. The schedule of repairs shall be completed in full prior to beneficial occupation of the flats.

Reason

The property is a Grade 2 listed building which the Local Planning Authority wishes to see improved. These details are required in order to ensure that no further deterioration or harm is caused to the listed building.

8. Any areas of walling required to be re-built as a result of replacement windows shall use matching materials to the adjacent area of walling.

Reason

In order to safeguard the special architectural or historic interest of the building.

9. 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 replacement windows (cross sections for full glazing bars, sills, heads etc.) 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 the listed building.

The meeting closed at 3.10 p.m.

PLANNING COMMITTEE

Special Meeting: Tuesday 20th December, 2016
at 2.30 p.m. (Drawing Room)

PRESENT:- Councillors M. A. Thomson (Chair), Gawne, McEwan, McLeavy, Murphy, Murray, Preston, Seward, Sweeney and Thurlow.

Officers Present:- Charles Wilton (Principal Planning Officer), Sharron Rushton (Democratic Services Officer) and Katie Pepper (Democratic and Electoral Services Apprentice).

361 – Declarations of Interest

Councillor Murphy declared an other registrable interest in Planning Application No. 2016/0772 - 20-24 Cavendish Street, Barrow-in-Furness (Minute No. 386) as the applicant was known to him.

362 – Apologies for Absence/Attendance of Substitute Members

Apologies for absence were received from Councillors C. Thomson (Vice-Chairman) and Husband.

Councillors Sweeney and Preston had substituted for Councillors C. Thomson and Husband respectively for this meeting only.

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:-

- 363 2016/0726** Listed Building Consent for re-glazing of windows using obscured security glass to Michaelson Road frontage and those facing the clubhouse on Bridge Road at BAE Systems Building C10 Bridge Road, Barrow-in-Furness.
- 364 2016/0743** Application for a discharge of Condition No. 6 (sound proofing to plant rooms) and No. 7 (air quality assessment) of planning permission 2014/0835 (Installation of a biomass and back up gas communal heating system to four tenement blocks (Sloop

St, Ship St, Brig St, Barque St) including the erection of two full height brick flues to Sloop Street elevation) at Ship Street, Sloop Street, Brig Street and Barque Street, Barrow-in-Furness.

- 365 2016/0808** Application for a Non-Material Amendment following the grant 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) to allow minor changes to the design of the feature surrounds to the windows and main entrance at BAE Systems Support and Integrations Facility, Michaelson Road, Barrow-in-Furness.
- 366 2016/0692** Erection of a ground floor side extension forming a sunroom at Thwaite House, Hawthwaite Lane, Barrow-in-Furness.
- 367 2016/0778** Erection of a ground floor side extension forming kitchen/sunroom with first floor third and fourth bedroom and wc at Rusholme, Marsh Street, Askam-in-Furness.
- 368 2016/0703** Application for approval of details as reserved by condition No. 5 (phase 1 risk assessment), No. 6 (Remediation scheme) and No. 7 (implementation of approved remediation scheme) of permission 2016/0139 (Change of use from brownfield (ex industrial land) to residential garden to be incorporated within the curtilage of Cardross and including 1.2M high post and rail stock proof timber/wire mesh fence and extension of existing hedgerow- resubmission of 2015/0541) at Cardross, Harris Street, Askam-in-Furness.
- 369 2016/0717** Removal of Condition No. 2 following grant of planning permission 1989/0359 (Erection of 10 detached house with integral garages) to allow for the garage to be converted into a kitchen at 17 Romney Road, Dalton-in-Furness.
- 370 2016/0665** Application for approval of details as reserved by Condition No. 5 (Construction Management Method Statement) and No. 9 (details of contractors compounds) or planning permission 2016/0437 (Extension to form new maternity unit) at Furness General Hospital, Dalton Lane, Barrow-in-Furness.
- 371 2016/0745** Removal of Condition No. 5 (Restricted use of garage) following grant of planning permission 2014/0787, to allow part conversion of garage to study at 4 Chaucer Way, Barrow-in-Furness.
- 372 2016/0721** Erection of one pair of three bedroom semi-detached dwellings at 198 Salthouse Road, Barrow-in-Furness.

- 373 2016/0596** Removal condition No.4 (Garage) and No. 5 (Parking of private vehicles) of Planning Permission 2001/0404 (Residential Development Outline) to allow the show house to retain the patio doors to front elevation and use the garage area as a living room at 153 Holbeck Park Avenue, Barrow-in-Furness.
- 374 2016/0732** Erection of a conservatory at 44 Rampside Road, Barrow-in-Furness.
- 375 2016/0016** Prior Approval (Larger Homes Extension) for a rear extension (Length from rear wall of the original house 6 metres, height to the eaves 2.4 metres and height to highest point of the extension 3.5 metres) at 40 Darent Avenue, Barrow-in-Furness.
- 376 2016/0750** Application for a lawful development certificate for a proposed use for a rear dormer extension at 42 Beach Crescent, Barrow-in-Furness.

The following application was a County Matter:-

- 377 2016/9008** Proposed extension to main reception hall to provide 'waste reception area' to allow enclosed area for disposal of refuse (County Matter) at Shanks Waste Management Ltd, Slouthern Resource Park, Bouthwood Road, Barrow-in-Furness.

(ii) To note the decisions made under the Building Act 1984/The Building Regulations 2010 as submitted by the Principal Building Control Surveyor.

Town and Country Planning Acts

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

378 – 5 Piel Island Cottages, Piel Island, Barrow-in-Furness

From Mrs M. Furness in respect of alterations and refurbishment of listed building including erection of single storey rear extension, raised deck, erection of detached outbuilding, replacement of upvc windows to rear elevation with timber sliding sash windows and new timber back door, alterations to existing internal staircase, re-roofing of rear elevation, replacement gutters and downpipes. Repairs and renovation of existing timber sliding sash windows and fascia boards on the front elevation and minor internal repairs at 5 Piel Island Cottages, Piel Island, Barrow-in-Furness as shown on plan number 2016/0682.

Representations received and the results of consultations were reported.

RESOLVED:- That Listed Building Consent be granted subject to the statutory timescale 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 MJF/5Piel/1 Rev B, 2 Rev B, 3 Rev B, 4, 5 Rev A, 6 Rev B, 7 Rev A, 8, 9 and 10 Rev A rec'd on 6.12.16, revised Heritage Statement incorporating design statement and work specification rec'd on 6.12.16, revised Appendix A to heritage statement received on 6.12.16 and email from applicant received on 6.12.16 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 and in the interests of the character and appearance of the listed building.

3. 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 which they adjoin (both dwelling and outhouse).

Reason

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

4. The rooflight shall be of a heritage style fitted flush to the roof slope and shall thereafter be so maintained.

379 – 5 Piel Island Cottages, Piel Island, Barrow-in-Furness

From Mrs M. Furness in respect of the erection of single storey rear extension, raised deck and erection of detached outbuilding at 5 Piel Island Cottages, Piel Island, Barrow-in-Furness as shown on plan number 2016/0693.

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 MJF/5Piel/1 Rev B, 2 Rev B, 3 Rev B, 4, 5 Rev A, 6 Rev B, 7 Rev A, 8, 9 and 10 Rev A rec'd on 6.12.16, revised Heritage Statement incorporating design statement and work specification rec'd on 6.12.16, revised Appendix A to heritage statement received on 6.12.16 and email from applicant received on 6.12.16 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 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 which they adjoin (both dwelling and outhouse).

Reason

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

4. The rooflight shall be of a heritage style fitted flush to the roof slope and shall thereafter be so maintained.

Reason

In the interests of the appearance of the development and the special character and appearance of the listed building.

380 – 5 Croft Gardens, Dalton-in-Furness

From Mr and Mrs T. Martin in respect of the erection of a two storey rear extension and single storey mono pitched extension at 5 Croft Gardens, Dalton-in-Furness as shown on plan number 2016/0786.

Representations received and the results of consultations were reported.

2. The development shall be carried out and completed in all respects in accordance with the hereby approved plans and drawings shown as MEJ/2016/143/003, 004, 005, 006, 007, 008 issue 2, 009, 010 issue 2 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 external surfaces, including walls, doors, and windows, 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.

4. Notwithstanding the provisions of the Town and Country Planning (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modifications) no opening of any kind shall be made in the western elevation of the permitted extension without the prior written consent of the Planning Authority.

Reason

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

381 – 5 Teasdale Road, Barrow-in-Furness

From Mr R. Johnston in respect of a proposed single storey side and rear extension at 5 Teasdale Road, Barrow-in-Furness as shown on plan number 2016/0826.

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 5TR/P/01, 02, 03, 04 (rev. A) 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 external surfaces, including walls, doors, and windows, 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.

382 – 9 Schoolwaters, Newton Road, Dalton-in-Furness

From Mrs Clarke in respect of a proposed ground floor extension comprising wet-room and small bedroom at 9 Schoolwaters, Newton Road, Dalton-in-Furness as shown on plan number 2016/0832.

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 16139_PL01_02, 03, 04, 05 06, 07, 08, 09 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 external surfaces, including walls, doors, and windows, 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.

383 – 3 Manor Park, Barrow-in-Furness

From Mr W. White in respect of the application for works to trees subject to Tree Preservation Order 2008 No. 7 for the felling of 1 Sycamore and 2 White Poplar at 3 Manor Park, Barrow-in-Furness as shown on plan number 2016/0593.

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

RESOLVED:- That consent be granted subject to the following conditions:-

1. This consent is valid for a period of two years which expires on 20th December 2018, after which no work authorised by this consent shall be carried out unless a further application for the same work has been submitted to and approved in writing by the Planning Authority.

Reason

Required to be imposed by the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

2. The works for which consent has been granted may only be carried out once.

Reason

Required to be imposed by the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

3. The work shall be carried out in accordance with BS 3998:2010 Tree work recommendations.

Reason

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

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

Reason

In the interests of protecting the future visual amenities of the area.

384 – St Lukes Church, Roose Road, Barrow-in-Furness

From HB Villages Developments Limited in respect of an application for approval of details reserved by Condition No. 9 (Drainage report, detailed drainage design and soakaway testing report) of permission B07/2016/0359 (Demolition of existing church and erection of two storey residential building comprising of 16 self contained one bedroom specialised supported living apartments, and an additional single storey building containing two self contained specialised living dwellings, together with open space and car parking) at St Lukes Church, Roose Road, Barrow-in-Furness as shown on plan number 2016/0781.

Representations received and the results of consultations were reported.

RESOLVED:- That the following details are approved for the purposes of Condition No. 9:-

Drainage Philosophy: DW Consulting DW1232
External works construction details ref DW1232 C EX01 Rev A
Drainage Layout ref DW1232 C DR01 Rev B
Soakaway Testing Report [Clancy Consulting dated 13/10/2016]
Details of water butts ref (awaited)
Details of flow restrictor ref DW1232 C DR03.

385 – South Lakes Safari Zoo, Broughton Road, Dalton-in-Furness

From Ms K Brewer, South Lakes Safari Zoo in respect of Advertisement Consent to display 5 non illuminated site entrance and road approach signs (retrospective) at South Lakes Safari Zoo, Broughton Road, Dalton-in-Furness as shown on plan number 2016/0490.

Representations received and the results of consultations were reported.

RESOLVED:-

(A) With regard to the 'car park entrance signs' and 'The Adventure Starts Here' fence lettering advertisement consent be granted subject to the following conditions:-

1. With respect to the two entrance signs ('Car park entrance signage') and the fence lettering ('The Adventure Starts Here') only, the development must be carried out in accordance with the plan (drawing ref 'Road Approach and Car Park Entrance Signage) hereby approved as submitted with the application form dated 24.06.16.

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; and

- (B) With regards to the three Road Approach banner signs; that advertisement consent be refused for the following reason:-

1. The three banner signs on the road approach proposed at the boundary with Melton Terrace are considered excessive in number and are considered to unacceptably reduce the visual amenity of the area as they would provide a cluttered appearance in a rural area. The NPPF requires the local planning authority's detailed assessment for advertisements which will have an appreciable impact on their surroundings; following this assessment it has been concluded for the reasons above that the signs proposed are not acceptable and are contrary to saved policy D37 of the Barrow in Furness Local Plan Review 1996-2006.

386 – 20-24 Cavendish Street, Barrow-in-Furness

From Ms N. Kell, Project John in respect of the change of use from retail (A1) to a mixed use community hub consisting of café, professional services, training facilities and business offices (sui generis) (resubmission of planning application 2016/0335) at 20-24 Cavendish Street, Barrow-in-Furness as shown on plan number 2016/0772.

Representations received and the results of consultations were reported.

It was moved by Councillor M. A. Thomson and seconded by Councillor Sweeney to delay making a decision on this application in order for a site visit to be arranged including the interior of the building and to enable further information to be provided on the weight to be attached to emerging Local Plan policies. A vote was taken and it was,

RESOLVED:- To defer consideration of the application in order for a site visit to be arranged including the interior of the building and to enable further information to be provided on the weight to be attached to emerging local plan policies.

387 – Parkhouse Farm, Parkhouse Road, Barrow-in-Furness

From Mr and Mrs R. E. Beck in respect of the erection of a livestock building for over-wintering cattle at Parkhouse Farm, Parkhouse Road, Barrow-in-Furness as shown on plan number 2016/0533.

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

It was moved by Councillor M. A. Thomson and duly seconded that the application be mindful to refuse.

RESOLVED:- The Committee was mindful to refuse the application due to concerns about the building's visual impact on the appearance and openness of this area of countryside with the undeveloped character of the field subject of the application also weighing against approval.

The meeting closed at 3.05 p.m.

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