

BOROUGH OF BARROW-IN-FURNESS

PLANNING COMMITTEE

Meeting, Tuesday 4th April, 2017
at 2.30 p.m. (Drawing Room)

A G E N D A

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 7th March, 2017 (copy attached).

FOR DECISION

- (D) 7. Planning Applications (booklet(s) attached).

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

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

Membership of Committee

Councillors

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

For queries regarding this agenda, please contact:

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

Published: 27th March, 2017

PLANNING COMMITTEE

Meeting: Tuesday 7th March, 2017
at 2.30 p.m. (Drawing Room)

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

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

438 – Declarations of Interest

Councillors M. A. Thomson, Blezard, Gawne, Hamilton, Husband, McEwan, Murphy, Murray, Seward and Thurlow declared personal interests in Planning Application No. 2016/0882 – 4 Park Avenue, Barrow-in-Furness (Minute No. 481) as an objector who had spoken at the last meeting was known to them. They remained in the meeting and informed the Committee that they were not biased or pre-determined and had entered the meeting with an open mind.

Councillors Hamilton, McEwan and Murphy declared other registrable interests in any item relating to Highways issues as they were Members of Cumbria County Council.

439 – Apologies for Absence/Attendance of Substitute Members

Apologies for absence were received from Councillors McLeavy and C. Thomson.

Councillor Hamilton had substituted for Councillor C. Thomson for this meeting only.

440 – Minutes

The Minutes of the meeting held on 31st January and the special meeting held on 21st February, 2017 were taken as read and confirmed.

Town and Country Planning Acts

The Assistant Director of Regeneration and Built Environment submitted for information details of planning applications in this report which he had determined under delegated authority (Minute No. 254, Planning Committee, 3rd September, 2002, confirmed by Council 24th September, 2002). The decisions are reported for your information. The plans recommended for approval under the Town and Country Planning Acts will be subject to the standard conditions referred to in Minute No. 208 (April 1971) of the Plans Sub-Committee, Barrow-in-Furness, County Borough Council, in addition to any conditions indicated hereunder. Applications with a (P) beside the applicant's name denotes those applications that were reported to the Planning Panel.

RESOLVED:- (i) To note the decisions made under the Town and Country Planning Act 1990 (as amended) as follows:-

- 441 2016/0846** Consent to display two non illuminated fascia signs, one illuminated fascia sign, 2 illuminated logo signs and 2 non illuminated wall mounted panels to front and side elevations at the Co-operative Food, Island Road, Barrow-in-Furness.
- 442 2016/0513** Approval of details reserved by Condition No. 5 (Transport Assessment Update) and Condition No. 6 (Construction Traffic Management Plan) for planning permission B08/2015/0417 (Paint facility with associated construction compound, infrastructure and related works) at BAE Systems, Bridge Road, Barrow-in-Furness.
- 443 2016/0800** Erection of waste store at BAE Systems, Bridge Road, Barrow-in-Furness.
- 444 2016/0859** Removal of sheet cladding and retention and repair of two timber framed windows and re-cladding of north gables of bays 11, 12 and 13 in profile sheet cladding at Building C10, BAE Systems, Bridge Road, Barrow-in-Furness.
- 445 2016/0860** Listed Building Consent for the removal of existing sheet cladding and retention and repair of 2 timber framed windows and recladding of north gables of bays 11, 12 and 13 in profile sheet cladding at Building C10, BAE Systems, Bridge Road, Barrow-in-Furness.
- 446 2016/0706** Approval of details reserved by condition No. 4 (sustainable drainage), No. 5 (flood risk), No. 6 (drainage maintenance arrangements), No. 9 (longitudinal/cross sections) and No.15 (Landscaping) for planning application B12/2015/0840 Demolition of extensions to former Alfred Barrow School with retention of existing Listed building. Construction of new two storey extension with rooftop plantroom to North of existing building and linked at both floor levels. Existing building refurbished and with new extension will provide facilities for new Primary Care Centre including clinical, administration and support services. External areas to be reconfigured to provide staff and public car parking and parking for emergency vehicles with associated landscaping at Former Alfred Barrow School and land to the SW of the school, Duke Street, Barrow-in-Furness.
- 447 2016/0783** Advertisement Consent to display 1 no. illuminated fascia sign at The Sofa Group, Market Street, Barrow-in-Furness.
- 448 2016/0875** Application for a Non Material Amendment following a grant of planning permission 2015/0099 (231 space private car park, new vehicle access barrier and pedestrian access gates,

security lighting, security fencing, hard landscaping and cycle/motorcycle shelter) to allow a revision to the layout of the carpark and an increase in the total number of vehicles on Land at TB Warehouse, Jute Road, Barrow-in-Furness.

- 449 2016/0668** Erection of a part two and part single storey side extension along with a new entrance porch at Cherry Tree Cottage, The Green, Lindal-in-Furness.
- 450 2016/0633** Removal of existing Evoco wind turbine and replace with Kingspan KW6 wind turbine fixed to the existing tower at Lindal Cote Farm, London Road, Lindal-in-Furness.
- 451 2016/0663** Change of use of land to six camping pods with associated hardstanding and toilet block at High Haume Farm, Broughton Road, Dalton-in-Furness.
- 452 2016/0872** Erection of a two storey side extension with a single storey mono pitch extension to the rear of the extension at 22 Myrtle Terrace, Dalton-in-Furness.
- 453 2016/0853** Application for a Lawful Development Certificate for a proposed use for a proposed east side domestic conservatory at The Bungalow, Fair View, Marton, Ulverston.
- 454 2016/0838** Change rear extension flat roof to a pitched roof design and removal internal lounge wall at 1 Ireleth Court Road, Askam-in-Furness.
- 455 2016/0819** Application for consent to display advertisements for one illuminated fascia sign to front elevation at 130-132 Market Street, Dalton-in-Furness.
- 456 2016/0899** Replacement of garage with a new detached pitched roof garage at 17 Barnes Avenue, Dalton-in-Furness.
- 457 2016/0839** Consent to display advertisement for one illuminated fascia sign and one projecting sign to front elevation at 79 Market Street, Dalton-in-Furness.
- 458 2016/0887** Application for a Lawful Development Certificate for a proposed use or development consisting of the replacement of timber framed, french doors and replacement with upvc framed patio doors at 1 Abbey Road, Dalton-in-Furness.
- 459 2016/0898** Ground floor side and rear kitchen extension and rear single store detached store at 8 Ennerdale Drive, Barrow-in-Furness.

- 460 2016/0842** Proposed wedding room extension – resubmission of 2016/0558 in a revised form at Fairways Hotel, Hawthwaite Lane, Barrow-in-Furness.
- 461 2016/0880** Erection of a side bedroom extension at 8 Beckermet Gardens, Barrow-in-Furness.
- 462 2016/0921** Change of use of cleared site following demolition of warehouse buildings to a car park (63 spaces) of a temporary basis (May 2018) at Brady’s Yard, Walney Road, Barrow-in-Furness.
- 463 2016/0775** Change of use from B1 to C3 inclusive to form 4 no. 1 bedroom flats at Lesser Kings Hall, Hartington Street, Barrow-in-Furness.
- 464 2016/0901** Enlarged rear garage and store at 50 Valley Drive, Barrow-in-Furness.
- 465 2016/0908** Application for a Non-Material Amendment following the grant of planning permission 2015/0642 (Erection of 29 detached houses and garages, including associated site works) to allow the substitution of house type on plots 2-9 inclusive, 25, 26 and 28 to two storey from three storey at Thorncliffe Road (South site), Thorncliffe Road, Barrow-in-Furness.
- 466 2016/0923** Application for approval of details reserved by condition no. 3 (CEMP) of planning permission 2016/0372 (Erection of a building containing a grid connected electricity storage facility with associated access and surfacing) at Former Roosecote Power Station, Rampside Road, Barrow-in-Furness.
- 467 2016/0850** Application for a Lawful Development Certificate for a proposed use for a single storey rear extension at 44 Holbeck Park Avenue, Barrow-in-Furness.
- 468 2016/0816** Alterations to garden level as a result of landscaping works at 15 Dowie Close, Barrow-in-Furness.
- 469 2016/0869** Application for removal or variation of a condition No. 3 following grant of planning permission 2001/0403 (Erection of 51 houses and 2 bungalows with plots B1-3 and plots 26 to 75 and provision of play areas) to allow part conversion of garage at 26 Sandalwood Close, Barrow-in-Furness.
- 470 2016/0874** Boundary fence at 7 Gilpin Walk, Barrow-in-Furness.
- 471 2016/0667** Application for removal/variation of condition nos. 2, 7, 8 and 9 of planning permission 2010/1492 (Erection of 3 no. houses) on plot 3 to allow: Condition 2 - Elevation amendments to plot 3 for

additional roof lights to front elevation, larger window to bedroom 4, new window to bedroom 3, installation of solar thermal panels and addition of fascia/bargeboards. Condition 7 - Permit the installation of grey aluminium windows and doors without having to comply with condition 7 to plot 3, Condition 8 - Permit the use of fascia or bargeboards to plot 3 and Condition 9 – Allow addition of fascia or bargeboards and any replacement aluminium windows and doors to be similar construction and appearance to plot 3 on Land adjacent to 24 Leighton Drive, Barrow-in-Furness.

472 2016/0844 Erection of a stable block at Mill Barn, Biggar Village, Barrow-in-Furness.

The following applications were split decisions:-

473 2016/0920 Approval of details reserved by Condition No. (Construction environment method statement), No. 4 (Foul and Surface Water Drainage) and No. 10 (Soil Import Strategy) for planning permission B12/2016/0389 _ New training facility comprising part single storey teaching accommodation and part double storey workshop and ancillary accommodation with hard standing service yard area and amenity space. Demolition of existing buildings and structures on site at Proposed Centralised Training Facility at Buccleuch Dock Road, Barrow-in-Furness.

474 2016/0572 Approval of details reserved by condition no. 7 (Construction Management Method Statement), part no. 8 (access and parking), no. 10 (Construction Traffic Management Plan), no. 12 (External Materials) and no. 20 (substation construction details) for planning application B12/2015/0840 Demolition of extensions to former Alfred Barrow School with retention of existing listed building. Construction of new two storey extension with rooftop plantroom to North of existing building and linked at both floor levels. Existing building refurbished and with new extension will provide facilities for new Primary Care Centre including clinical, administration and support services. External areas to be reconfigured to provide staff and public car parking and parking for emergency vehicles with associated landscaping at Former Alfred Barrow School and land to the SW of the school, Duke Street, Barrow-in-Furness.

475 2016/0571 Application for Approval of details reserved by condition no. 4 (Construction Management method Statement), no. 5 (External Materials and replacement windows), part no. 6 (Brick and window Samples) no.8 (Interior photograph survey), no. 10 (Replacement rainwater goods) and no. 13 (window specifications) for Listed Building Consent B23/2016/0104 (Listed Building Consent for construction of new two storey

extension with rooftop plantroom to North of existing building and linked at both floor levels. Existing building refurbished and with new extension will provide facilities for new Primary Care Centre including clinical, administration and support services. External areas to be reconfigured to provide staff and public car parking and parking for emergency vehicles with associated landscaping at Former Alfred Barrow School and land to the SW of the school, Duke Street, Barrow-in-Furness.

The following application was refused:-

476 2016/0827 Outline application with all matters reserved for the construction of three, two storey, two bedroomed maisonette apartments and one ground floor apartment with garages at Manchester Street, Barrow-in-Furness.

The following application was withdrawn:-

477 2016/0821 Siting of replacement timber clad, one bedroom chalet with car port, compositing w.c., stone track and car parking (amendment description) at Dalton Road, Askam-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:-

478 – Sherborne Avenue, Barrow-in-Furness

From Mulberry Homes Ltd in respect of the erection of 69 houses of detached and semi-detached houses with garages, including access roads and associated site works at Sherborne Avenue, Barrow-in-Furness as shown on plan number 2016/0902.

Representations received and the results of consultations were reported.

RESOLVED:-

(A) That planning permission be granted for the development on completion of a 106 obligation to restate the terms of the 106 dated 11/12/2015 including arrangements for maintenance of SUDS features but with the commuted sum updated to take account of inflation as defined within the 106 and subject to the following conditions:-

1. The development shall only be carried out in accordance with the application dated 7/12/2016 and the hereby approved plans reference: House type plans reference:

type AB drawing no 1,
type BD362 Rev A,
type CC4S rev S,
type HD381 Rev C,
type KK3S Rev AZ,
type L rev A,
type LYD Drawing no 1 Rev B,
type MR,
type ST rev L,
type WAST,
Site location plan
Site layout ref FL/N/PH3/100 Rev Y(1)
Proposed Highway Lighting ref SLDS1218-V1 Rev B
Road layout (sheet 1 of 2) ref 15074/01.1 Rev C,
Road layout (sheet 2 of 2) ref 15074/01.2 ,
Proposed Carriageway Levels (Sheet 1 of 2) ref 16301/02.1
Proposed Carriageway Levels (Sheet 2 of 2) ref 16301/02.2
Section A-A & B-B ref 16301/02.3
Carriageway Longitudinal sections ref 16301/03
Typical [Road] Construction Details (Sheet 1 of 2) ref 16301/04.1
Typical [Road] Construction Details (Sheet 2 of 2) ref 16301/04.2
Surface Water drainage Strategy ref CN15074 Version B [M&P
Gadsden, 7/12/2016]
Proposed Surface Water and Foul Drainage Layout ref 15074/06.1
Surface Water Longitudinal Sections (South) 16301/07.1
Adoption Plan (Sheet 1 of 2) ref 16301/05.1
Adoption Plan (Sheet 2 of 2) ref 16301/05.2
Foul Drainage Longitudinal Sections ref 16301/08
Surface Water Manhole Details (Sheet 1 of 6) ref 16301/09.1
Surface Water Manhole Details (Sheet 2 of 6) ref 16301/09.2
Surface Water Manhole Details (Sheet 3 of 6) ref 16301/09.3
Surface Water Manhole Details (Sheet 4 of 6) ref 16301/09.4
Surface Water Manhole Details (Sheet 5 of 6) ref 16301/09.5
Surface Water Manhole Details (Sheet 6 of 6) ref 16301/09.6
Foul drainage Manhole Details Sheet 1 of 4) ref 16301/10.1
Foul drainage Manhole Details Sheet 2 of 4) ref 16301/10.2
Foul drainage Manhole Details Sheet 3 of 4) ref 16301/10.3
Foul drainage Manhole Details Sheet 4 of 4) ref 16301/10.4
Attenuation Pond South Plan View ref 16301/13.1
Attenuation Pond South Sections ref 16301/13.2
Headwall and Weir Details (Sheet 1 of 2) 16301/15.1
Headwall, weir and Berm Details (Sheet 2 of 2) 16301/15.2
Typical post and signage details 16301/15.3
Crash Barrier Details ref 16301/17
Typical garage and Driveway drainage layout ref 16301/16.1
Typical garage and Driveway drainage Details ref 16301/16.2
[Fence detail to railway boundary] EXEMPA profiled panel system
colour green RAL 6005

Reason

- To ensure the development only proceeds as approved.
2. The approved Remediation Strategy Ref No.BEK15070-2 Rev B, bEK Enviro, July 2016) and the 'Addendum Ground Gas and Controlled Water Risk Assessment, prepared 819-rnh[Rev2], dated 19th August 2015) shall be fully implemented and a Verification Report submitted to and approved in writing by the Local Planning Authority, prior to occupation of the development.

Reason

To give effect to the recommendations of the above referred to reports in the interests of human health and the environment.

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

Reason

To protect the environment and the health of the public from potential hazards that may arise as a direct result of the redevelopment of the land.

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

Reason

To protect the environment and the health of the public from potential hazards that may arise as a direct result of the redevelopment of the land.

5. Prior to the beneficial occupation of any dwelling, 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 and including a landscape management plan for all areas other than privately owned residential curtilages, covering management responsibilities and maintenance schedules for a minimum period of 5 years, 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. The approved scheme must be implemented and maintained in accordance with the agreed details.

Reason

In the interests of the visual amenities of the area and to ensure a management plan is put in place. The matter needs to be addressed pre commencement as it is likely to affect how the scheme proceeds.

6. Prior to the beneficial occupation of any dwelling a habitat creation/enhancement and management plan and programme has been submitted to and approved in writing by the planning authority. The approved habitat creation/enhancement and management plan shall be implemented in full accordance with the approved programme.

Reason

To accord with the NPPF paragraph 109 which requires net gains in bio diversity where possible. The matter needs to be addressed pre commencement as the habitat creation will influence how the development proceeds.

7. Surface water drainage shall be carried out in accordance with the following details and in accordance with a scheme of phasing which must have been submitted to and approved in writing prior to the beneficial occupation of any of the hereby approved dwellings; details:

Surface Water drainage Strategy ref CN15074 Version B [M&P Gadsden, 7/12/2016]

Typical [Road] Construction Details (Sheet 1 of 2) ref 16301/04.1

Typical [Road] Construction Details (Sheet 2 of 2) ref 16301/04.2

Proposed Surface Water and Foul Drainage Layout ref 15074/06.1

Surface Water Longitudinal Sections (South) 16301/07.1

Adoption Plan (Sheet 1 of 2) ref 16301/05.1

Adoption Plan (Sheet 2 of 2) ref 16301/05.2

Foul Drainage Longitudinal Sections ref 16301/08

Surface Water Manhole Details (Sheet 1 of 6) ref 16301/09.1

Surface Water Manhole Details (Sheet 2 of 6) ref 16301/09.2

Surface Water Manhole Details (Sheet 3 of 6) ref 16301/09.3

Surface Water Manhole Details (Sheet 4 of 6) ref 16301/09.4

Surface Water Manhole Details (Sheet 5 of 6) ref 16301/09.5
Surface Water Manhole Details (Sheet 6 of 6) ref 16301/09.6
Attenuation Pond South Plan View ref 16301/13.1
Attenuation Pond South Sections ref 16301/13.2
Headwall and Weir Details (Sheet 1 of 2) 16301/15.1
Headwall, weir and Berm Details (Sheet 2 of 2) 16301/15.2
Typical garage and Driveway drainage layout ref 16301/16.1
Typical garage and Driveway drainage Details ref 16301/16.2

Reason

To give effect to the submitted surface water drainage strategy and associated detailed design.

8. The surface water drainage system including SUDs features shall be retained and maintained for the life of the development in accordance with the Surface Water Drainage Strategy ref CN15074 Version B [M&P Gadsden, 7/12/2016] and including the attached appendices.

Reason

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

9. The health and safety assessment incorporated within the Surface Water Drainage Strategy ref CN15074 Version B [M&P Gadsden, 7/12/2016] including the attached appendices shall be implemented including the installation of the warning/notification signs in accordance with the submitted details titled 'Typical post and signage details' ref 16301/15.3

Reason

In the interests of public safety

10. Water within Mill Beck shall be monitored until such time as all below ground works including any piling/excavations for foundations, services, and drainage including the settlement ponds have been completed and which shall be carried out in accordance with a programme of monitoring, and which shall include reporting and proposals for mitigation if required, in accordance with Addendum Ground Gas and Controlled Water Risk Assessment, prepared by bEk Enviro (Report No. BEK/15070/150819-rnh [Rev2], dated 19th August 2015).

Reason

In order to protect the water environment.

11. The dwellings shall be constructed in such a way that they address the low to intermediate gas regime identified in respect of which details of the measures as prescribed in BRE Report 414 (Johnson, 2001) shall have been submitted to and approved in writing with the planning authority.

Reason

To give effect to the recommendations contained within the Addendum Ground Gas and Controlled Waters Risk Assessment (bEk Enviro 19/08/15) in the interests of safety.

12. The installation of the gas mitigation shall be independently validated with the validation documentation submitted to the local planning authority prior to the occupation of the respective dwelling.

Reason

To ensure that gas mitigation is installed to an acceptable standard.

13. The development shall only proceed in accordance with the submitted Foundation Risk Assessment Report, Ground Solve Ltd, Ref No. 1857, September 2016 including identified mitigation measures.

Reason

To give effect to the above referred to report which seeks to avoid the creation of pathways between contaminated made ground and the aquifer having regard to the recommendations of the 'Addendum Ground Gas and Controlled Waters Risk Assessment' (bEk Enviro, 19/08/15) and the publication 'Piling into Contaminated Sites' (Environment Agency 2002).

14. The development shall only proceed in accordance with the submitted Construction Management Method Statement, Mulberry Homed Ltd, January 2016.

Reason

To give effect to the Construction Management Method Statement in order to ensure any potential adverse impacts on amenity are appropriately mitigated.

15. The development hereby permitted shall ensure the finished floor levels (FFL) for the properties located within Flood Zone 2 are set no lower than the 1 in 100 year with climate change allowance level plus an additional freeboard in accordance with details which have been submitted to and approved in writing with the planning authority.

Reason

To reduce the risk of flooding to the proposed development and future users as requested by the Environment Agency in their consultation response.

16. The site's boundary with the operational railway shall be secured in accordance with 'Fence detail to railway boundary] EXEMPA profiled panel system colour green RAL 6005' where shown in drawing numbers; Section A-A & B-B ref 16301/02.3, Site layout ref FL/N/PH3/100 Rev Y(1), Road layout(sheet 1 of 2) ref 15074/01.1 Rev C, and Road layout (sheet 2 of 2) ref 15074/01.2, in accordance with a scheme of phasing and method statement which must have been submitted to and approved in writing with the planning authority prior to the beneficial occupation of any of the hereby approved dwellings.

Reason

To protect the adjacent railway from unauthorised access as advised by Network Rail.

17. The crash barrier detailed as detailed by Crash Barrier Details ref 16301/17 shall be installed where shown in drawing numbers; Section A-A & B-B ref 16301/02.3, Site layout ref FL/N/PH3/100 Rev Y(1), Road layout(sheet 1 of 2) ref 15074/01.1 Rev C, and Road layout(sheet 2 of 2) ref 15074/01.2, in accordance with a scheme of phasing and method statement which must have been submitted to and approved in writing with the planning authority prior to the beneficial occupation of any of the hereby approved dwellings.

Reason

To protect the operational railway as advised by Network Rail.

18. The residential travel plan which forms part of the TRAFFIC IMPACT ASSESSMENT / TRANSPORT ASSESSMENT (SUPPLEMENTARY REPORT) dated 15/12/2014 by VTC (Highway and Transportation Consultancy) shall be implemented in accordance with a scheme which must have been submitted to and approved in writing by the Planning Authority.

Reason

To secure the implementation of the agreed travel plan and a timescale for its implementation.

19. No dwellings shall be occupied (unless in accordance with a scheme of phasing submitted to and approved in writing by the Local Planning Authority) until the estate road including footways has been constructed in all respects to base core level, and street lighting has been provided

and brought into full operational use in accordance with details approved.

Reason

To ensure a suitable level of access provision to the development.

20. Prior to the occupation of the 24th dwelling a programme for the completion of the estate road including footways where shown shall have been submitted to and approved in writing by the planning authority and the estate roads shall then be completed in accordance with the approved programme and the details.

Reason

To ensure a suitable standard of provision for pedestrians and vehicles associated with the development; and

- B) That the Planning Manager be granted delegated authority to adjust any of the above conditions to take account of the submission of additional information before the 106 is concluded.

479 – Walney Aerodrome, Red Ley Lane, Barrow-in-Furness

From Mrs K. Forbes, DONG Energy Power (UK) Limited in respect of a contractors compound comprising office space, welfare cabins and storage facilities and associated car parking for a temporary period of up to 24 months. Proposals would support the construction of the proposed Operation and Maintenance (O&M) Heliport Facility also proposed at Walney Aerodrome at Walney Aerodrome, Red Ley Lane, Barrow-in-Furness as shown on plan number 2017/0024.

Representations received and the results and consultations were reported.

The applicant attended the meeting and made representations to the Committee.

RESOLVED:- That planning permission be granted subject to the following conditions:-

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development must be carried out in accordance with the plans (drawing numbers G5682.026, G5682.027, BODWSP00GFDRS200212 rev a, BODWSP00GFDRS200213 rev a, BODWSP00GFDRS200214

rev b) hereby approved as submitted with the application form dated 09.01.17.

Reason

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

3. This consent is for a temporary period expiring on 7th March 2019, whereupon the plant, fencing, equipment, materials, cabins, containers and any other associated items shall be removed and the land reinstated no later than 31st May 2019, in accordance with a scheme that shall be subject to prior written agreement with the Planning Authority, unless a further application has been submitted to the Planning Authority for their approval.

Reason

The development is only proposed on a temporary 24 month basis to facilitate construction of the associated Heliport facility.

4. The development shall be carried out in strict accordance with the document 'Land at Walney Island Airfield Cumbria Ecological Assessment' (ref 5682.005) submitted with the associated Heliport application (2016/0762), including the implementation and management of the reptile translocation as detailed in the submitted document 'Reptile Survey Report and Translocation Method Statement' (Project no: 70016377 V0.2).

Reason

So as to safeguard recognised protected species of wildlife in the interests of nature conservation, and in order to accord with the Saved policy D12 of the Barrow local plan review 1996-2006.

5. No development shall take place until a Construction Environmental Method Statement has been submitted to and approved in writing by the Planning Authority to make provision for (in addition to the requirements detailed in condition no.4 of 2016/0762):
 - the storage in containers of any sand, cement or other loose materials stored
 - within the compound;
 - generated waste to be stored in skips to prevent leaching and run-off;
 - designated areas within the compound to be provided on impermeable ground
 - and away from drains for any refuelling of plant and cement mixing with no
 - washing out on site;

- measures to protect the surface water drainage outflow from sediment and pollution during the construction phase;

The approved Statement shall be adhered to throughout the construction period.

Reason

In the interests of minimising the impact upon the surrounding area, nearby residents and the local ecological interests associated with adjacent Designated sites.

6. Any facilities for the storage of fuels, lubricants or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, or in purpose built self bunding tanks, details of which shall be submitted to the Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there are multiple tankages, the compound should be at least equivalent to 110% of the capacity of the largest tank, or 25% of the total combined capacity of the interconnected tanks whichever is the greatest. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason

In the interests of environmental protection by minimising the potential discharge of contaminated drainage, or accidental spillages, to underground strata or to surface waters.

7. 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 such lighting shall at all times be directed and shielded so as to minimise light spillage outside of the application site, and 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.

8. Top soil stripped from the site to allow the installation of the hard core base shall be stored on site for re-use in complying with the site restoration requirement under condition 3 above.

Reason

Reason In the interests of sustainable development by reducing traffic generation.

480 – Walney Aerodrome, Red Ley Lane, Barrow-in-Furness

From Mrs K. Forbes, DONG Energy Power (UK) Limited in respect of the construction of an Operations and Maintenance (O&M) Heliport Facility, on land at Walney Aerodrome. Proposals include the construction of a Hangar with associated apron, a flight operations building (incorporating an office and crew facilities), helipad, refuelling facilities with on-site fire fighting facilities and associated car parking. Proposals also include upgrade works to part of the internal road system, installation of utilities and a dedicated Gatehouse to provide a separate access route and security point for the Heliport Facility at Walney Aerodrome, Red Ley Lane, Barrow-in-Furness as shown on plan number 2016/0762.

Representations received and the results of consultations were reported.

RESOLVED:-

- (A) Subject to no objection being received from the parties served Certificate B, then:
- (B) Planning permission be granted subject to the following conditions:-
 1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out and completed in all respects in accordance with the application dated 14.10.16 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent.

G5682.025 'Updated Red Line Boundary Plan' (dated 22/12/2016)
A10-00-03 rev I 'Proposed Site Plan'
A20-00-01 rev I 'Ground Floor Plan, GA Plan'
A20-00-90 rev D 'Gate House GA'
A20-01-01 rev F 'First Floor Plan, GA Plan'
A20-02-01 rev C 'Roof Plan, GA Plan'

A30-XX-01 rev H 'Proposed Elevations, GA elevations'
BOD-WSP-00-GF-DR-S-200201 'Walney Helicopter Facilities Overall Site Plan'
BOD-WSP-00-GF-DR-S-200202 'Walney Helicopter Facilities Enlarged Site Plan'
BOD-WSP-00-XX-DR-S-200901 'Walney Helicopter Facilities Site View'
70016377-130 C002 rev A 'Proposed Airfield Pavement Types'
70016377-130 C003 rev A 'Apron Services'

- Design And Access Statement, ref 5682.011
- Land at Walney Island Airfield Cumbria Ecological Assessment, ref 5682.005
- Reptile Survey Report and Translocation Method Statement, Project no: 70016377 V0.2.
- Flood Risk Assessment and Drainage Strategy, ref 70016337-004-rev2
- Phase 1 (Desk Based) Geo-Environmental and Geotechnical Assessment, ref 70016377-040-ISSUE2
- Dong Energy O&M Helicopter Facility Walney Island Airfield Noise Assessment, ref 5682.009
- Walney Heliport Transport Statement, ref 70016377-TS1 Final
- Walney Airfield UXO Desk Study and Risk Assessment, ref P5989-16-R1 rev A
- Assessment Of Likely Significant Effects, ref 5682.008 v2
- Addendum to Assessment Of Likely Significant Effect Report, ref 5682.016
- Ground Investigation Report, ref 70016377-WOW03+04 Heliport-GIR_V2
- Landscape And Visual Impact Assessment, ref 6141.001 V2.0
- Bird Monitoring Plan, ref 5682.017 January 2017 Version 4.0

Reason

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

3. For the purposes of this consent, the term "development" shall exclude the following;
 - Site clearance;
 - Removal of existing septic tank and associated drainage;
 - Survey of existing site services and any diversion works;
 - Additional Survey and Ground Improvement works along the access road;
 - Surface water drainage (associated with road);
 - Installation of the security Gatehouse; to include utilities connections and drainage.

- Installation of new utilities alongside the access road to serve the heliport site including: Water, Electrical and telecommunications services;
- Upgrading existing access road to also include passing spaces and parking spaces;
- Road markings and signage; and
- Fencing.

Reason

For the avoidance of doubt and to allow limited site preparatory works to advance prior to the discharge of other condition requirements.

4. No development shall take place until a Construction Environmental Method Statement has been submitted to, and approved in writing by, the Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for all of the following:

- Details of phasing of the construction work, including a programme of work for the construction phase, which also accounts for any cumulative impact of other site development;
- Procedures to monitor and mitigate noise and vibration from the construction and to monitor any properties at risk of damage from vibration, as well as taking into account noise from plant, machinery, vehicles and deliveries, with reference to BS 5228 - Code of practice for noise and vibration control on construction and open sites. All measurements should make reference to BS 7445 - Description and measurement of environmental noise;
- Hours of working and deliveries;
- Storage of plant and materials used in constructing the development,
- Mitigation measures to reduce adverse impacts from construction compounds including visual impact, noise, dust and light pollution;
- Mitigation measures to control the emissions of dust and dirt during construction;
- A written procedure for dealing with complaints regarding the construction or demolition; A site log book to record details and action taken in response to exceptional noisy incidents or dust-causing episodes. It should also be used to record the results of routine site inspections;
- Details of lighting to be used on site during construction;
- Mitigation measures to ensure that no harm is caused to protected species during construction including, specifically, measures to protect the existing surface water drainage outflow from sediment and pollution during the construction phase;
- The provision of facilities for the cleaning of vehicle tyres where haul routes meet the public highway to avoid deposition of mud/debris on the public highway and the generation of dust.

Reason

In the interests of minimising the impact upon the surrounding area, nearby residents and the local ecological interests associated with adjacent Designated sites.

5. No development approved by this consent shall be commenced until a Traffic Management Plan, incorporating measures to actively manage and minimise the impact of vehicles associated with the construction and subsequent operation of the development upon the local environment, has been submitted to and approved in writing by, the Planning Authority. The subsequently approved measures shall be implemented in accordance with the approved details including any scheme of phasing subject to prior written agreement with the Planning Authority.

Reason

In order to minimise the environmental impacts of traffic associated with the development, and in the interests of highway safety.

6. No development shall take place until a scheme for the disposal of foul and surface waters, including an ongoing operational management and maintenance strategy, has been approved in writing by the Planning Authority, in accordance with the SuDs/attenuation principles detailed in the Flood Risk Assessment and Drainage Strategy ref 70016337 004 rev 1 (subject to change dependant on consideration outcome for package treatment plant). Such a scheme shall be constructed and completed in accordance with the approved plans prior to beneficial occupation of any part of the development, or in accordance with any phasing scheme subject to prior written agreement with the Planning Authority.

Reason

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

7. Prior to the operation of the facility and the associated flights, the Aircraft Operations Manual referred to in the Assessment of Likely Significant Effect Report must be submitted to and agreed in writing with the Planning Authority. The document must detail the proposed helicopter flight activity and layout and enforce how the helicopters will operate, including specific details on the flight path(s) and altitudes. The heliport and flight activity must adhere to the measures and detail approved. Should any adverse impact on bird behaviour result from the aircraft activity, the Aircraft Operations Manual must be reviewed and updated in accordance with condition no.8 of this consent to mitigate any impact, as first agreed in writing with the Planning Authority.

Reason

To protect the bird species which are important nature interest features of Duddon Estuary SPA, Ramsar Site and SSSI; and Morecambe Bay SPA, SAC and Ramsar Site and South Walney and Piel Channel Flats SSSI.

8. The developer must monitor and record bird behaviour following the commencement of the development hereby approved for the first 3 years of operation of the facility, the commencement of which must be notified to the Planning Authority within 28 days. The monitoring methodology shall be carried out in strict accordance with the submitted document ref 5682.008 v4.0 'Land at Walney Island Airfield Cumbria Bird Monitoring Plan'. The results of the monitoring scheme must be submitted to the Planning Authority at the end of each monitoring year. In the event that three disturbance trigger events are recorded in the same location in either the breeding period or the winter period, mitigation must be provided in the form of an amendment to the adaptive management plan within the Aircraft Operations Manual, as required in condition no. 7.

Reason

To protect the bird species which are important nature interest features of Duddon Estuary SPA, Ramsar Site and SSSI; and Morecambe Bay SPA, SAC and Ramsar Site and South Walney and Piel Channel Flats SSSI.

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

Reason

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

10. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the 'Operations and Maintenance Heliport Facility' 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.

Reason

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

11. The development shall be carried out in strict accordance with the document 'Land at Walney Island Airfield Cumbria Ecological Assessment' (ref 5682.005) submitted with the application, including the implementation and management of the reptile translocation as detailed in the submitted document 'Reptile Survey Report and Translocation Method Statement' (Project no: 70016377 V0.2).

Reason

So as to safeguard recognised protected species of wildlife in the interests of nature conservation, and in order to accord with the Saved policy D12 of the Barrow local plan review 1996-2006.

12. All helicopter flight operations must only take place between 07:00hrs and 19:00hrs under normal operating conditions except where an emergency dictates the requirement to use the helicopter beyond these times.

Reason

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

13. Any facilities for the storage of fuels, lubricants or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, or in purpose built self bunding tanks, details of which shall be submitted to the Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there are multiple tankages, the compound should be at least equivalent to 110% of the capacity of the largest tank, or 25% of the total combined capacity of the interconnected tanks whichever is the greatest. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason

In the interests of environmental protection by minimising the potential discharge of contaminated drainage, or accidental spillages, to underground strata or to surface waters.

14. No part of the development 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 A10-00-03 rev I and thereafter permanently retained.

Reason

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

15. 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 such lighting shall at all times be directed and shielded so as to minimise light spillage outside of the application site, and 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.

16. The 2.4m high chain link perimeter fencing as indicated on the plans hereby approved must incorporate a manufacturer applied black powder coated finish and thereafter be permanently retained.

Reason

A dark colour will make the development less prominent within the local landscape.

481 – 4 Park Avenue, Barrow-in-Furness

From Mr M. Johnson in respect of the change of use of existing dwelling house to a house of multiple occupation (HMO) including conversion of loft and comprising 7 No. en-suite bedrooms with shared kitchen/living facilities and 1 no. self contained studio bedroom with en-suite shower and kitchenette at 4 Park Avenue, Barrow-in-Furness as shown on plan number 2016/0882.

Representations received and the results of consultations were reported.

Consideration of this application had been deferred at the last meeting as the Committee were mindful to refuse (Minute No. 436 refers).

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

The proposal would be likely to result in significant adverse impact on the living conditions of neighbours due to the large number of occupants/households involved. This can reasonably be considered to exceed that arising from a single family dwelling given the more transient nature of the occupants, leading separate lives, and making it much more likely that such levels of activity would give rise to disturbance. Notwithstanding the exemption for up to 6 persons it is considered that occupation by two additional persons/households can reasonably be expected to cause additional material harm to the living conditions of neighbours when compared to occupation as a small HMO, or a family dwelling. Approval of the proposal would thereby conflict with saved policy B6 of the Local Plan Review (1996-2006) Housing Chapter Alteration 2006 in that it involves sub division, and policy DS2 of the emerging Local Plan which seeks to ensure that the environmental effects of proposed development are within acceptable levels.

The meeting closed at 3.02 p.m.

.

