

# **BOROUGH OF BARROW-IN-FURNESS**

## **PLANNING COMMITTEE**

Meeting, Tuesday 23rd May, 2017  
at 2.30 p.m. (Drawing Room)

### **Site Visits**

2017/0048 - Bankfield Hall, Tippins Lane, Ireleth  
2017/0200 - 17 Kestrel Drive, Barrow-in-Furness

Depart Town Hall Courtyard at **1.00 p.m.**

## **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 25th April, 2017 (copy attached).

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

**FOR DECISION**

- (D) 8. Planning Applications (booklets attached).
- (D) 9. Deferred Booklet (attached).
- (D) 10. Appointments on Outside Bodies, Panels, Working Groups etc.

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

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

2017/0029 – Washington Hotel, Roose Road, Barrow-in-Furness

**Membership of Committee**

Membership of the Committee to be appointed at the Annual Council meeting on 16th May, 2017.

**For queries regarding this agenda, please contact:**

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## PLANNING COMMITTEE

Meeting: Tuesday 25th April, 2017  
at 2.30 p.m. (Drawing Room)

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

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

### 492 – Minutes

The Minutes of the meeting held on 4th April, 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:-

- |            |                  |  |
|------------|------------------|--|
| <b>493</b> | <b>2017/0039</b> | Rear ground floor kitchen extension, with ground floor w.c. including shower and internal alterations at 11 Lyndale Avenue, Barrow-in-Furness. |
| <b>494</b> | <b>2017/0105</b> | Rear extension to provide kitchen/living area and side extension forming utility and store at 108 Ocean Road, Barrow-in-Furness.               |
| <b>495</b> | <b>2017/0045</b> | Proposed ground floor extension forming a bedroom, kitchen and shower room with internal alterations at 96 Friars Lane, Barrow-in-Furness.     |
| <b>496</b> | <b>2017/0019</b> | Construction of tiled dual pitched roof at Smallholdings Railway Terrace, Lindal-in-Furness.   |
| <b>497</b> | <b>2017/0022</b> | Erection of a two storey gable extension at 40 Dalton Fields Lane, Dalton-in-Furness.  |

- 498 2017/0021** Rear and side ground floor extension forming kitchen/dining room and store room – resubmission of 2016/0382 at 40 Hornedale Avenue, Barrow-in-Furness.
- 499 2017/0018** Proposed front dormer, a first floor side extension over store room and a rear ground floor dining room extension at 54 Balmoral Drive, Barrow-in-Furness.
- 500 2017/0036** First floor extension at 1 Acorn Bank, Barrow-in-Furness.
- 501 2017/0079** Removal of existing porch and replacement with new to incorporate a w.c. and canopy over bay window to front elevation at 14 Cypress Walk, Barrow-in-Furness.
- 502 2017/0870** Demolish existing garage and construct new garage with bedroom extension over and form new hallway to existing landing at The Gables, Garden Lea, Dalton-in-Furness.
- 503 2017/0101** Demolition of conservatory and construction of a single storey dining room extension at 10 Teasdale Road, Barrow-in-Furness.
- 504 2017/0002** Single Storey rear extension at 16 Grantley Road, Barrow-in-Furness.
- 505 2016/0863** Front extension to existing bedroom and proposed porch, rear extension to provide lounge and kitchen/dining area at 44 Norland Avenue, Barrow-in-Furness (additional amended plans received 23.1.17).
- 506 2016/0834** Proposed alterations to an existing domestic garage, increase width attaching to house including internal and external alterations at 14 Tyne Road, Barrow-in-Furness.
- 507 2016/0910** Remove existing conservatory and garage and replace with new bedroom, sun lounge, utility room and shower room at 31 Maylands Grove, Barrow-in-Furness.
- 508 2016/0782** Change of use from a bakery (A1) to a café/drop in centre (mixed use Sui generis) at 219 Dalton Road, Barrow-in-Furness.
- 509 2016/0764** Application for approval of details as reserved by Condition No. 3 (external surfaces material samples) of permission 2015/0579 (Minor Material Amendment involving a variation to Condition No. 2 following grant of planning permission 2015/0022 (Erection of two, four bedroom dwellings with integral garages) at Housing Site at Former United Utilities Septic Tank Site, Promenade, Barrow-in-Furness.

- 510 2017/0028** Application for a lawful development certificate for a proposed use for an enlarged kitchen and insertion of rear door at 43 Flass Lane, Barrow-in-Furness.
- 511 2016/0848** Minor Material Amendment following grant of planning permission 2016/0090 (Change of use from guest house with owners accommodation to two residential units) to allow door and window modifications to front elevation, increase parking for 2 cars proposed rear extension change from pitched roof to flat roof with existing balcony retained and doors window, window locations/dimensions modified at 3 Cheltenham Street, Barrow-in-Furness.
- 512 2017/0035** Application for a lawful development certificate for an existing use for a block paved driveway to allow off street parking at 14 Woodland Park, Barrow-in-Furness.
- 513 2017/0078** Non material amendment following grant of planning permission B21/2015/0492 (rear pitch roof to replace fibre glass flat roof and two off conservation roof lights to the front elevation) to allow the use of Brazilian Blue Slate instead of Burlington Slate to the proposed rear roof at Ashdene, Ireleth Road, Ireleth, Askam-in-Furness.
- 514 2017/0099** Application for approval of details reserved by Condition No. 11 (Footways) and No. 12 (Planting Scheme) of planning permission 2015/0340 (Erection of a 3 bedroom detached house) on land to the west of Holker Close, Rusland Drive, Dalton-in-Furness.
- 515 2017/0100** Conversion of first and second floors of existing retail premises to form 2 one bedroom flats at 173 Dalton Road, Dalton-in-Furness.
- 516 2017/0025** Application for a Lawful Development Certificate for a proposed rear dormer at 54 Balmoral Drive, Barrow-in-Furness.
- 517 2017/0104** Prior Notification for a 2 bay extension to existing agricultural storage building located at the southern end of the farm complex at Billincote Farm, Newton Road, Dalton-in-Furness.
- 518 2016/0873** Erection of a side and rear extension at Far South End Cottage, South End.
- 519 2016/0904** Application for a Minor Material Amendment following the grant of planning permission 2016/0372 (Erection of a building containing a grid connected electricity storage facility) to allow changes including reduction in height from 11m to 7.8m, and changes to footprint and elevations at Former Roosecote Power Station, Rampside Road, Barrow-in-Furness.

- 520 2017/0030** Replacement of external condenser plant (lowered to ground level with bump protection) and resurfacing car park at The Co-operative Food, Market Street, Dalton-in-Furness.
- 521 2017/0012** Application for a Lawful Development Certificate for proposed use or development for a rear dormer bedroom with en-suite at 24 Carlton Avenue, Barrow-in-Furness.
- 522 2017/0052** Application for a Non-Material Amendment following grant of planning permission 2015/0345 (Two storey gable extension and detached garage) to allow replacement of the approved garage with a permeable paved area at 41 Station Road, Dalton-in-Furness.
- 523 2017/0040** Application for approval of details reserved by Condition No. 8 (lighting) and No. 10 (boundary treatments) of planning permission 2016/0061 (Creation of a new car park, replacement fencing, lighting, CCTV and associated landscaping works) at Calibration Lab, Buccleuch Dock, Barrow-in-Furness.
- 524 2016/0788** Application for a minor material amendment (s73 Planning Act 1990) via a variation of condition 2 of planning permission B07/2012/0377 (erection of 57 dwellings) to remove plots 16 & 17, change to house type on plot 18 (type 3THOLC), handing of units on plots 13 & 20, re arrangement of plots 2-6 involving a replacement of one detached, and two pairs of semi detached with one pair of semi detached and a terrace of three, and extension of speed table at Housing Site, Land adjacent to Ironworks Road, Barrow-in-Furness.
- 525 2016/0876** Application for approval of details reserved by Condition No. 4 (field investigation) of planning permission 2016/0061 (Creation of a new car park, replacement fencing, lighting, CCTV and associated landscaping works) at Calibration Lab, Buccleuch Dock, Barrow-in-Furness.
- 526 2016/0897** Application for removal of Condition No. 3 of planning permission 2012/0377 (Application for a new planning permission to replace an extant planning permission 2008/0957 - Erection of 57 residential properties (31 houses & 26 flats - Resubmission of 2008/0222) to remove the requirement for the provision of a pedestrian crossing facility across Ironworks Road at Strand Engineering, Ironworks Road, Barrow-in-Furness.
- 527 2016/0803** Application for a Minor Material Amendment following the grant of planning permission 2015/0840 to allow for alterations to car park levels, layout, lighting and landscaping, re-location of sub station, minor external alterations and changes to internal

layout at Former Alfred Barrow School and land to the SW of the School, Duke Street, Barrow-in-Furness.

- 528 2017/0001** Erection of a two storey extension and a single storey extension with associated works at The Old Vicarage Rest Home, Ireleth Road, Ireleth, Askam-in-Furness.
- 529 2017/0038** Application for a Lawful Development Certificate for a proposed use or development for a proposed rear dormer at 150 Abbey Road, Barrow-in-Furness.
- 530 2017/0056** Application for a Lawful Development Certificate for the proposed use or development (CLOPUD) for a rear dormer bedroom at 22 Lakeland Avenue, Barrow-in-Furness.
- 531 2017/0083** Application for a Non Material Amendment following grant of planning permission B07/2016/0359 (Demolition of church and erection of redevelopment of site for supported living accommodation) to allow for the removal of the ancillary single office provision and corresponding retraction of approved bungalow away from the southern boundary at St Lukes Church, Roose Road, Barrow-in-Furness.
- 532 2017/0008** Construction of new car park for Jeffersons Hotel at Former Yates, Duke Street, Barrow-in-Furness.
- 533 2017/0199** Application for a Lawful Development Certificate for a proposed use or development for a flat roof rear dormer. Removal of hipped roof and formation of gable at 42 Wheatclose Road, Barrow-in-Furness.

The following application was a County Matter:-

- 534 2017/9991** Approval of details reserved by condition No 6 (Highway details) 8 (Temp construction compound), 9 (Construction Method Statement) and 10(Traffic Management Plan) of planning consent 2016/9002 (Creation of new access road with associated landscaping(including fencing and walling) and enabling of demolition of brick wall sections) (County Matter) on Land at Salthouse Road, Barrow-in-Furness.

The following application was refused:-

- 535 2017/0047** Application for works to weeping ash trees subject of Tree Preservation Order 1984 No. 1 - to crown clear and dead wood by 30% crown thin 30% crown reduction of both trees at 14 Infield Gardens, 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:-

### **536 – DSL Heating, Moorfield Street, Barrow-in-Furness**

From Mr C. Wall in respect of the change of use from workshop and office (B1) to an educational learning centre for young people (D1) at DSL Heating, Moorfield Street, Barrow-in-Furness as shown on plan number 2017/0140.

Representations received and the results of consultations were reported.

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

2. The development must be carried out in accordance with the plans (drawing numbers MS 01, 02 & 03A) hereby approved as submitted with the application form dated 21/02/17.

#### Reason

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

3. The car parking area and access thereto as shown on drawing number MS-02 must be reserved for the parking of motor vehicles associated only with the education use, and no permanent development, whether permitted by The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modifications) or not, shall be carried out on that area of land in such position as to preclude vehicular access to the development hereby permitted.

#### Reason

To ensure that proper access and parking provision is made and retained for the use associated with the development hereby permitted.

4. Prior to the beneficial occupation of the use hereby approved a bicycle rack for 4 no. cycles as shown on drawing no. MS-03 A must be installed in accordance with those details and thereafter permanently retained.

#### Reason

To ensure the promotion of sustainable means of transport.



### **537 – 101 Black Butts Lane, Barrow-in-Furness**

From Mr B. Walker in respect of the proposed two storey rear extension and first floor side extension with pitched roof comprising extended living area, sanitary facilities, new bedroom and living area at second floor at 101 Black Butts Lane, Barrow-in-Furness as shown on plan number 2017/0136.

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 hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 28.02.17 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent:  
16275\_PL02\_02 rev. B, 03, 04, 05 rev. B, 06, 07 rev. C, 08.

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.

Reason

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

### **538 – 37 Glenridding Drive, Barrow-in-Furness**

From Mr H. Smith in respect of the proposed front and rear dormers forming first floor bedrooms (Front dormer design amended 14.2.17) at 37 Glenridding Drive, Barrow-in-Furness as shown on plan number 2017/0055.

Representations received and the results of consultations were reported.

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

It was moved by Councillor M. A. Thomson and seconded by Councillor Husband to delay making a decision on this application until a site visit had been arranged.

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

The meeting closed at 2.55 p.m.

**Part One**

<b>PLANNING COMMITTEE</b>	<b>(D) Agenda Item 10</b>
<b>Date of Meeting: 23th May, 2017</b>	
<b>Reporting Officer: Executive Director</b>	
<b>Title: Appointments on Outside Bodies, Panels, Working Groups etc.</b>	
<b>Summary and Conclusions:</b>	
The Council on 16th May, 2017 are recommended to give delegated authority to Committees to make appointments to Outside Bodies, Forums (excluding Housing Management Forum) Panels, Working Groups etc. in accordance with the number and allocation of seats to political groups agreed at the Meeting. In the case of the Planning Committee this involves appointments to the Planning Panel.	
<b>Recommendation:</b>	
To nominate and agree the appointments to the Planning Panel.	

**Report**

At the Annual Council Meeting on 16th May, 2017 the allocation of seats in respect of Forums, Panels, Working Groups etc. will be agreed.

Members are requested to appoint Members to the Planning Panel in accordance with the notional seat allocations for 2017/18 which have been agreed as follows:-

Five Seats (4 Labour: 1 Conservative)

Note:- Membership for 2016/2017 was the Chairman (Councillor M. A. Thomson), Vice-Chairman (Councillor C. Thomson) and Councillors Husband, Murray and McLeavy.

**Background Papers**

Nil