

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

## **PLANNING COMMITTEE**

Meeting, Tuesday 11th July, 2017  
at 2.30 p.m. (Drawing Room)

### **Site Visits**

Site Visits to be advised

## **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 13th June, 2017 (copy attached).
7. Delegated Approvals – For Information (Booklet attached).

## **FOR DECISION**

- (D) 8. Planning Applications (booklet(s) attached).
- (D) 9. Proposed Tree Preservation Order, 28 Rampside, Barrow in Furness.

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

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

## **Membership of Committee**

### **Councillors**

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

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

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## **PLANNING COMMITTEE**

Meeting: Tuesday 13th June, 2017  
at 2.30 p.m. (Drawing Room)

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

Officers Present:- Charles Wilton (Principal Planning Officer), and Jon Huck (Democratic Services Manager).

### **50 – Declarations of Interest**

Councillor McLeavy declared a disclosable pecuniary interest in Planning Application No. 2016/0780 – Walney Airfield, Red Ley Lane, Barrow-in-Furness (Minute No. 76) as the applicant was an employee of BAE. He left the meeting during consideration of the item.

Councillor Thurlow declared an interest in Planning Application No. 2017/0147 – South Lakes Safari Zoo, Melton Terrace, Lindal-in-Furness (Minute No. 74) as the applicant had undertaken work representing local residents. She left the meeting during consideration of the item.

### **51 – Apology for Absence/Attendance of Substitute Member**

An apology for absence was received from Councillor Derbyshire.

Councillor Hamilton had substituted for Councillor Derbyshire for this meeting only.

### **52 – Minutes**

The Minutes of the meeting held on 23rd May, 2017 were taken as read and confirmed.

### **53 – Appointments on Outside Bodies, Panels, Working Groups etc.**

The Committee were reminded that at the Annual Council meeting on 16th May, 2017 the allocation of seats in respect of Forums, Panel, Working Groups etc. had been agreed.

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

Five Seats (4 Labour: 1 Conservative)

RESOLVED:- To agree to appoint Councillors Blezard, Husband, McLeavy, M. A. Thomson and C. Thomson to the Planning Panel for 2017/18.

## 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>54</b> | <b>2017/0055</b> | Proposed front and rear dormers forming first floor bedrooms (front dormer design amended 14.2.17) at 37 Glenridding Drive, Barrow-in-Furness.   |
| <b>55</b> | <b>2017/0097</b> | Part 2 storey and part single storey side extension to provide additional kitchen, utility room and bathroom at 2 Burns Avenue, Barrow-in-Furness.   |
| <b>56</b> | <b>2017/0059</b> | Single storey side extension to form kitchen/diner at 7 Thorncliffe Road, Barrow-in-Furness.   |
| <b>57</b> | <b>2017/0111</b> | Single storey rear extension to provide ground floor kitchen and living area. Rebuild of front porch at 15 Maylands Grove, Barrow-in-Furness.  |
| <b>58</b> | <b>2017/0159</b> | Addition of a conservatory to bungalow at The Croft, Hawcoat Lane, Barrow-in-Furness.  |
| <b>59</b> | <b>2017/0156</b> | Consent to display one illuminated fascia sign, one illuminated projection sign and non illuminated window vinyl signs at 189-191 Dalton Road, Barrow-in-Furness.  |
| <b>60</b> | <b>2017/0220</b> | Application for removal of conditions no. 2 and no. 3 of planning permission 1997/0916 to allow for an increase in the range of non-food goods to be sold from the site at Units F and G Hollywood Park, Hindpool Road, Barrow-in-Furness. |
| <b>61</b> | <b>2017/0148</b> | Consent to display 2 internally illuminated fascia signs, 1 illuminated hanging sign and 4 non illuminated information signs – replacement of existing signage at 104-106 Duke Street, Barrow-in-Furness.                                  |
| <b>62</b> | <b>2017/0020</b> | Application for approval of details reserved by condition no. 3 (remediation scheme) and no. 7 (surface water disposal   |

scheme) of planning permission 2015/0610 (Internal re-modelling of existing changing block at Cavendish Park, Island Road, Barrow-in-Furness.

- 63 2017/0179** Application for a lawful development certificate for a proposed use or development (CLOPUD) for a single storey rear flat roof extension at 24 Summerhill Gardens, Barrow-in-Furness.
- 64 2017/0198** Provision of enclosure for compressed air system to north west of centralised training facility building at Proposed Centralised Training Facility at Buccleuch Dock Road, Barrow-in-Furness.
- 65 2017/0221** Shopfront alterations to Units F and G and addition of loading pod, ramp and plant to rear service yard at Units F and G Hollywood Park, Hindpool Road, Barrow-in-Furness.
- 66 2017/0192** Demolition of existing kitchen and erection of new single storey kitchen and garden room extension – resubmission of 2016/0170 at 31 Wheatclose Road, Barrow-in-Furness.
- 67 2017/0197** Erection of a single storey side extension forming kitchen, utility room and wc – re-submission of 2016/0100 in a revised form at 90 Black Butts Lane, Barrow-in-Furness.
- 68 2017/0205** Application for approval of details reserved by condition no. 8 (Landscape plan and planting arrangements) of planning permission 2016/0897 (Application for removal of condition no. 3 of planning permission 2012/0377 – 57 residential dwellings) at Former Strand Engineering, Ironworks Road, Barrow-in-Furness.
- 69 2017/0211** Application for a non-material amendment following a grant of planning permission B02/2014/0299 (Development of a 29,854sqm 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 for the repositioning of the boundary fence to land within BAE's ownership at Resolution Building, Dova Way, Barrow-in-Furness.
- 70 2017/0170** Change of use to patient and family support services with associated administrative offices and retail space for the sale of furniture and other non-food items at Agrilek, Duke Street, Barrow-in-Furness.

The following application was disposed:-

- 71 2016/0446** Proposed two storey extensions to the side and rear at 13 Lyndale Avenue, Barrow-in-Furness.

The following applications were refused:-

- 72 2017/0103** Prior approval for a proposed change of use of agricultural building to a dwelling-house (C3) and associated operational development – Conversion of redundant barn into a 4 bedroom dwelling-house on land adjacent to Greenscoe Park (Barn), Greenscoe, Askam-in-Furness.
- 73 2017/0264** Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for the construction of a fenced outdoor cycle track at Urban Extreme, James Freel Close, 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:-

#### **74 – South Lakes Safari Zoo, Melton Terrace, Lindal-in-Furness**

From Ms Karen Brewer, South Lakes Safari Zoo in respect of a non material amendment following grant of planning application 2010/0712 to regularise the development as built comprising revised position for a visitor centre, a larger store building within delivery yard, and revised positions of the Africa House and the childrens play barn (amended description) at South Lakes Safari Zoo, Melton Terrace, Lindal-in-Furness as shown on plan number 2017/0147.

The results of consultations were reported.

Consideration of this item had been deferred at the meeting on 23rd May, 2017.

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

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

**RESOLVED:-** It was unanimously agreed that the development hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 21/02/1017, and hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent.

Location Plan Ref: Figure 1 Rev 0

Layout Plan Ref: SLZ 201 Rev 0

Drawings Ref; P4392-01, P4398-01, P4206-01 Rev C, P4395-01

## Reason

In order to link the permission to the submitted application and as recommended by the DCLG document 'Greater Flexibility for Planning Permissions'.

### **75 – Former Roose Garden Centre, Flass Lane, Barrow-in-Furness**

From Mr D. Barnes, Roose Homes Ltd in respect of the erection of two detached dwellings and 4 houses in lieu of 12 flats and parking area including associated site works at Former Roose Garden Centre, Flass Lane, Barrow-in-Furness as shown on plan number 2017/0225.

The results of consultations were reported.

RESOLVED:- It was unanimously agreed that permission be granted subject to the Standard Duration Limit and the following conditions:-

#### **Compliance with Approved Plans**

2. The development shall be carried out and completed in all respects in accordance with the application dated 30.03.17 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent; 100/01 ANz 500/01 ANz(1) House Type OU House Type KK3S REV AM M&P Gadsden Flood Risk Appraisal, ref CN 16004.

#### Reason

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

#### **Pre-commencement Conditions**

3. The carriageway, footways, footpaths, cycleways etc. shall be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is complete.

#### Reason

To ensure a minimum standard of construction in the interests of highway safety.

4. Full details of the surface water drainage system shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the

development being completed and shall be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

**During Building Works**

5. Unless the Planning Authority gives prior written agreement that this is impractical to do so, all drainage must be on the separate system with all foul drainage connected to the foul sewers and only uncontaminated surface water connected to the surface water system.

Reason

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

6. The development must be carried out in accordance with the approved Flood risk Assessment (FRA) dated 13<sup>th</sup> February, 2017, produced by M&P Gadsden Consulting Engineers, ref CN 16004. The FRA and Site Layout Plans 100/01 ANz and 500/01 ANz(1) confirm that finished floor levels will increase from 7.4mAOD to 8mAOD. Where any properties have a floor level below 8mAOD additional protection in the form of flood protection doors to all door openings must be installed as detailed in the FRA.

Reason

In order to ensure that the development complies with current advice on flood risk as found in the NPPF and NPPG.

**Before Occupation**

7. 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 a timetable for implementation, (including 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. The scheme shall be implemented in accordance with the approved details, and all planting and subsequent maintenance shall be to current British Standards.

Reason

In the interests of the visual amenities of the area.



8. No dwellings shall be occupied until the estate road including footways and cycleways to serve such dwellings has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason

In the interests of highway safety.

9. Prior to the beneficial occupation of the dwellings, the access, parking and turning requirements must be constructed in accordance with the approved plan. Any such access, parking and/or turning provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior consent of the Local planning Authority.

Reason

To ensure a minimum standard of access provision when the development is brought into use.

**Operational Conditions**

10. The parking spaces and access thereto must be reserved for the parking of private motor vehicles and no permanent development, whether permitted by the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or 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.

**76 – Walney Airfield, Red Ley Lane, Barrow-in-Furness**

From Mr S. Robson, BAE Systems Marine Ltd in respect of the proposed upgrades to the current Aerodrome facilities and infrastructure, including: aircraft hangar (to house 4 Nos. Kingair Aircraft); vehicle garage (to house airport support vehicles, fire engine, fuel bowser, bobcat, grass cutting machinery etc.); terminal and support building with Air Traffic Control (ATC) tower (integral to and annexe off new hangar building; car park and upgrade of existing roadway; aircraft apron hard standing to connect new hangar to existing taxiways; and upgraded utilities and building services. All of the works are required to comply with the Civil Aviation Authority (CAA) at Walney Airfield, Red Ley Lane, Barrow-in-Furness as shown on plan number 2016/0780.

The results of consultations were reported.

RESOLVED:- It was unanimously agreed that permission be granted subject to the Standard Duration Limit and the following conditions:-

### **Compliance with Approved Plans**

2. The development shall be carried out and completed in all respects in accordance with the application dated 21/10/16 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent. Ecological Appraisal – Walney Island Aerodrome and Associated Infrastructure Ref BOW17.705, Version 1, dated 12<sup>th</sup> September, 2016. Walney Island Aerodrome – Surface Water Drainage Strategy & Foul Sewerage Assessment’ Ref R/161553/F001, Issue 2, dated April 2017. (Outline) Construction Method Statement (as updated), Walney Island Aerodrome, received 10<sup>th</sup> May, 2017 ‘Planning Statement for external lighting’ (received 02/02/17) Schedule of plans –X0298/UKP: A201 G A202 H A203 H A204 H A215 H A301 F A302 F A303 A305 B A306 B A314 F A401 H A402 H A405 B A405 B A406 B A501 B C02 B C04 B C07 B E01 A E02 B S01 C S02 C S03 D S05 B S07 B S18 F S19 B.

#### Reason

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

### **Pre-commencement Conditions**

3. 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 a timetable for implementation, (including any phasing of such a scheme) must be submitted to and approved in writing by the Planning Authority. The scheme must incorporate the recommendations of Section 5.2 of the ‘Ecological Appraisal – Walney Island Aerodrome and Associated Infrastructure3’ Ref BOW 17.705, Version 1, dated 12<sup>th</sup> September, 2016. It shall be submitted on a plan not greater than 1:500 in scale. It must contain details of numbers, locations and species of plants to be used. The scheme shall be implemented in accordance with the approved details, and all planting and subsequent maintenance shall be to current British Standards.

#### Reason

In the interests of the visual amenities of the area and in order to enhance and safeguard the wildlife interests of the site.

4. The perimeter fence as detailed on drawing S19 re4v B must incorporate a manufacturer-applied dark colour, the details of which

must be submitted to and approved in writing, by the Planning Authority prior to the commencement of development. 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

A dark colour will make the development less prominent within the local landscape, which is one that the Planning Authority feels is worthy of protection from potentially intrusive development.

5. No development shall take place until a Preliminary Investigation (desk study, sit reconnaissance and preliminary risk assessment), to investigate and assess the risk of potential contamination, is submitted to and approved in writing by the Local Planning Authority. This investigation must be undertaken by a suitably qualified contaminated land practitioner, 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)).

#### 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.

6. If the Preliminary Investigation identifies 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 Local 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.

7. 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.

8. No development shall take place until a Construction Environmental Method Statement has been submitted to, and approved in writing by, the Planning Authority, in line with the principles detailed in the (Outline) Construction Method Statement (as updated), Walney Island Aerodrome, received 10<sup>th</sup> May, 2017. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for all of the following:
  - 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 environment 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.

9. Notwithstanding the plans hereby approved, 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 'Walney Island Aerodrome – Surface Water Drainage Strategy & foul Sewerage Assessment' Reference R/161553/F001, Issue 2, dated April 2017. 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.

10. 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 Local 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 dependent 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 Local 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.

11. The development shall be carried out in strict accordance with the document 'Ecological Appraisal – Walney Island Aerodrome and Associated Infrastructure' Ref BOW17.705, Version 1, dated 12<sup>th</sup> September, 2016) submitted with the application. This includes the carrying out of a pre works badger survey and the construction of artificial hibernacula and refugia as detailed at Section 5.10 of the report. The findings of the badger survey must be submitted to and agreed in writing with the Planning Authority prior to the commencement of any development.

Reason

So as to safeguard recognised protected species of wildlife in the interests of nature conservation and to accord with Saved Policy D12 of the Barrow-in-Furness Local Plan Review 1996-2006.

12. 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 risk 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.

**During Building Works**

13. 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. When 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.

### **Before Occupation**

14. The approved Remediation Scheme shall be implemented and a Verification Report submitted to and approved in writing by the Local 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.

15. No part of the development shall be beneficially occupied until cycle parking facilities for a minimum of 8 staff & visitors have been provided in the position detailed on drawing ref S05 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.

16. Prior to beneficial occupation of the development hereby approved, roosting boxes for bats must be installed, namely the 2F Schwelger box, in accordance with a scheme first submitted to and approved in writing by the Planning Authority.

#### Reason

In the interests of nature conservation by safeguarding the wildlife interests of the site.

### **Operational Conditions**

17. 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 sigh 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 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.

18. Other than the floodlighting shown on drawing no. E02 B, which is required to be installed with colour temperatures ranging from 3000-4000K only as detailed in the 'Planning Statement for external lighting' (received 02/02/17), no other 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. Any floodlighting should be installed so that neighbouring residents do not have a direct line of sight of the filaments.

Reason

To minimise light pollution in accordance with Saved Policy D63 of the Barrow Local Plan Review 1996-2006.

The meeting closed at 3.01 p.m.



<b>PLANNING COMMITTEE</b>	<b>(D) Agenda Item 9</b>
<b>Date of Meeting: 11th July, 2017</b>	
<b>Reporting Officer: Assistant Director - Regeneration and Built Environment</b>	
<b>Title: Proposed Tree Preservation Order, 28 Rampside, Barrow in Furness</b>	
<b>Summary and Conclusions:</b>	
Following further survey work, it has been established that whilst two individual trees potentially merit protection, their continued growth will result in further damage to boundary walls. It is therefore likely that requests to fell the trees will be made in order to maintain/rebuild the boundary walls; the Council would potentially be liable for costs should this request be refused.	
<b>Recommendations:</b>	
That a Tree Preservation Order is not served on the two trees concerned due to their limited amenity value.	

### Report

A planning application to demolish an existing dwelling and rebuild has been previously approved. At the same time a Tree Preservation Order (TPO) was served, primarily to protect the trees within the application site. Following the serving of the notice, concern was raised by the applicant that some of the trees were not worthy of retention. Accordingly, Treescapes Consultancy Ltd. was instructed to review the TPO. Due to the time taken to facilitate this, the served TPO was not confirmed.

In determining whether a new TPO should be served, the survey advises that the groups of trees, including those within the development site do not merit retention due to containing poor specimens, identifiable decay and existing/potential damage to a stone boundary wall. The two individual sycamore trees included in the original TPO are considered suitable for protection in their own right, but with the caveat that due to existing damage to the boundary walls, the Council would likely have difficulty in refusing any application to fell and potentially be subject to costs if refused. These two trees fall outside of the development site, so it is not considered as expedient to protect them as they should not be affected by the development.

### Background Papers

Report by Treescapes Consultancy Ltd (commissioned by Barrow BC) – Land adjacent to 28 Rampside, Barrow – 6th June, 2017.