

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

## **PLANNING COMMITTEE**

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

### **Site Visits**

2017/0415 - 7 Rampside, Barrow-in-Furness  
2017/0478 - 2 Darley Dale, Barrow-in-Furness  
2017/0466 - Land at Hawthwaite Lane, Barrow-in-Furness  
2017/0497 - Hawcliffe, Cliffe Lane, Barrow-in-Furness

Depart Town Hall Courtyard at **12.15 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 3rd October, 2017 (copy attached).
7. Delegated Approvals – For Information (booklet attached).

### **FOR DECISION**

- (D) 8. Planning Applications (booklets attached).
- (D) 9. Minor Change to Report Format.

**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:**

Paula Westwood  
Democratic Services Officer (Member Support)  
Tel: 01229 876322  
Email: [pwestwood@barrowbc.gov.uk](mailto:pwestwood@barrowbc.gov.uk)

Published:- 30th October, 2017

## **PLANNING COMMITTEE**

Meeting: Tuesday 3rd October, 2017  
at 2.30 p.m. (Drawing Room)

PRESENT:- Councillors M. A. Thomson (Chair), Blezard, Derbyshire, Gawne, Hamilton, Husband, R. McClure, McEwan and Murray.

Officers Present:- Charles Wilton (Principal Planning Officer), Paula Westwood (Democratic Services Officer - Member Support) and Katie Pepper (Democratic and Electoral Services Apprentice).

### **176 – Declarations of Interest**

Councillor R. McClure declared a disclosable pecuniary interest in Planning Application No. 2017/0462 – 15 Avocet Crescent, Askam-in-Furness (Minute No. 210) as the applicant was a close friend.

### **177 – Minutes**

The Minutes of the meeting held on 5th September, 2017 were taken as read and confirmed.

### **178 – Apologies for Absence/Attendance of Substitute Members**

Apologies for absence were received from Councillors McLeavy, Murphy, Seward and C. Thomson. Councillors Hamilton and R. McClure had attended as substitutes for Councillors C. Thomson and McLeavy respectively.

### **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:-

- 179 2017/0143** Application for removal of Condition 2 of planning permission 1991/0893 (occupancy limitation on approved agricultural workers dwelling) (accompanying unilateral obligation seeks to impose occupancy limitation on adjacent dwelling) at Linmoor, Ireleth Brow, Ireleth, Askam-in-Furness.

- 180 2017/0163** Conversion of first and second floors to create use 5 no. self contained flats at 227 Dalton Road, Barrow-in-Furness.
- 181 2017/0088** Installation of new shop front with white upvc windows and doors at 157 Rawlinson Street, Barrow-in-Furness.
- 182 2017/0461** Application for approval of details reserved by Condition No. 4 (Construction Method Statement) of planning permission 2015/0600 (Erection of 18 houses in a mixture of detached, semi detached and terraced form with new access onto Friars Lane) at Former Abbotmead School, Friars Lane, Barrow-in-Furness.
- 183 2017/0394** Application for works to trees within a Tree Preservation Order 1998 No. 13 to crown reduce one Holm Oak (3m reduction to all branches) and two Horse Chestnut Trees (3m to Crown) at 5 Monks Croft Avenue, Barrow-in-Furness.
- 184 2017/0493** Application for approval of details reserved by Condition No. 4 (surface water drainage) of planning permission 2017/0222 at 1 Station Terrace, Dalton-in-Furness.
- 185 2017/0430** Advertisement consent to display for the installation of signage in association with the McDonalds brand at Unit M Hollywood Park, Hindpool Road, Barrow-in-Furness.
- 186 2017/0431** New clip on roof façade to form a folded roof concept, comprising of new aluminium cladding to the roof at Unit M Hollywood Park, Hindpool Road, Barrow-in-Furness.
- 187 2017/0445** Advertisement consent to display 1 internally illuminated fascia sign, 1 non-illuminated fascia sign and 1 internally illuminated hanging sign at 182 Dalton Road, Barrow-in-Furness.
- 188 2017/0539** Notice of intention to carry out works to trees within Conservation Area at 1 Abbey Road, Dalton-in-Furness.
- 189 2017/0444** Listed Building Consent to remove 1 no. ATM from side elevation of existing building at 67 Market Street, Dalton-in-Furness.
- 190 2017/0267** Erection of a new external garden centre to north of the existing Morrisons Supermarket at WM Morrison Supermarkets Plc, The Strand, Barrow-in-Furness.
- 191 2017/0383** Rear ground floor extension forming kitchen, bathroom and utility room and internal alterations with block built garden shed to the rear at 29 St Lukes Avenue, Barrow-in-Furness.

- 192 2017/0388** Application for a Non Material Amendment following a grant of planning permission 2015/0099 (Construction of a car park) to allow for the increase in the total number of vehicles able to park from 243 (previously approved non material amendment 2016/0875) to 262 on land at TB Warehouse, Jute Road, Barrow-in-Furness.
- 193 2017/0433** Application for approval of details reserved by Condition No. 3 (desk study) of planning permission 2017/0195 (erection of a 2 bedroom detached house with forecourt parking) at Proposed house adjacent to Yarlside Stores at Toid Number 1000000222682646 Yarlside Road, Barrow-in-Furness.
- 194 2017/0269** Erection of a shipping container (for agricultural use), storage building, hard standing and landscaping works (retrospective – amended description) at Paddock View, Woodbine Lane, Newton-in-Furness.
- 195 2017/0337** Erection of a horse stable with lean-to shelter (retrospective) adjacent to The Ponds, Lots Road, Askam-in-Furness.
- 196 2017/0386** Rear elevation single storey lean-to wash area extension to takeaway at 19A Ramsden Dock Road, Barrow-in-Furness.
- 197 2017/0413** Demolition of existing single storey side extension to erect a larger single storey pitched roof extension to form a kitchen/diner, utility and shower room. Removal of existing porch to erect larger porch with link roof to proposed extension and a linked roof over rear bay window and patio doors at 9 Little Fields, Dalton-in-Furness.
- 198 2017/0409** Application for works to trees subject of Tree Preservation Order 1972 No. 2 – cutting back specified branches on Elm Tree by 2m to achieve clearance from wall of the building (prevention of damage to gas flues and BT cables) at Street Record Vicarage Mount, Barrow-in-Furness.
- 199 2017/0371** Construction of a two land non turf practice net facility on land at Barrow Cricket Club, Abbey Road, Barrow-in-Furness.
- 200 2017/0481** Discharge of Condition No. 6 (Floor Details) of planning permission 2017/0232 (Erection of a building containing a grid connected electricity storage facility) at Centrica rps Ltd, Rampside Road, Barrow-in-Furness.
- 201 2017/0423** Rear ground floor kitchen extension; Front and side extension forming a store and porch at 10 Thirlmere Close, Dalton-in-Furness.

- 202 2017/0426** Erection of a side and rear extension (resubmission of 2016/0873 in a revised form) at Far South End Cottage, South End, Barrow-in-Furness.
- 203 2017/0435** Application for approval of details reserved by Condition No. 3 (Site Investigation), No. 4 (Remediation Scheme), No. 5 (Construction Method Statement), No.6 (Tree Protection Plan) and No. 9 (Methodology for import of materials) for planning permission B07/2016/0126 (Residential Development of 13 dwellings) at Street Record Hayeswater Drive, Dalton-in-Furness.
- 204 2017/0440** Application for approval of details reserved by Condition No. 3 (Construction Materials) of planning permission 2017/0222 (Erection of a detached dwelling) at 1 Station Terrace, Dalton-in-Furness.

The following application had been Allowed:-

- 205 2017/0489** Submission of details of proposed floor level of the livestock building as required by Condition 4 of appeal decision APP/W0910/W/17/3171362 (Erection of a livestock building for over-wintering cattle 2016/0533) on land at Parkhouse Court, Parkhouse Road, Barrow-in-Furness.

The following application had been Refused:-

- 206 2017/0395** Application for a Certificate of Lawfulness for an Existing Use or Development (CLOEUD) retention of replacement wall featuring brick piers with wooden inserts at 11 Lakeland Avenue, 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:-

#### **207 – 1 Leeds Avenue, Barrow-in-Furness**

From Mr A. Culley in respect of the erection a conservatory at 1 Leeds Avenue, Barrow-in-Furness as shown on plan number 2017/0346.

Representations received were reported.

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

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

***Compliance with Approved Plans***

2. The development hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 10th July and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent: Existing elevations, proposed elevations, existing plan view, proposed plan view, side view of conservatory and boundary line, existing and proposed plan views of boundary lines.

Reason

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

***Before Occupation***

3. Prior to the beneficial occupation of the conservatory hereby approved it must be permanently fitted with non opening lights on the that are obscurely glazed with an obscurity rating of no less than level 4 from the Pilkington glass range (or an equivalent range and rating subject to prior agreement with the Planning Authority) on the southern elevation adjacent to 3 Leeds Avenue and thereafter permanently retained unless the Planning Authority gives prior written consent to any variation.

Reason

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

**208 – 23 Strathnaver Avenue, Barrow-in-Furness**

From Mr L. Arrowsmith in respect of a rear ground floor extension and side extension forming kitchen/living area and utility/cloakroom W.C. at 23 Strathnaver Avenue, Barrow-in-Furness as shown on plan number 2017/0438.

Representations received were reported.

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

***Compliance with Approved Plans***

2. The development hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 14th July 2017 and the hereby approved documents defined by this permission as listed

below, except where varied by a condition attached to this consent: 23SA/1 Rev 1, 23SA/2 Rev 1, 23SA/3 Rev 1, 23SA/4.

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.

**209 – Maritime Streets, Brig Street, Barrow-in-Furness**

From Mr J. Lord in respect of an application for a non-material amendment following grant of planning permission 2014/0429 (Refurbishment of public realm including hard and soft landscaping) to allow for the installation of bollards along Brig Street and Barque Street as a traffic management measure due to a change in designation from shared surface to footpath and road at Maritime Streets, Brig Street, Barrow-in-Furness as shown on plan number 2017/0488.

The results of consultations were reported.

RESOLVED:- It was unanimously agreed that the non-material amendment to allow for the installation of bollards along Brig Street and Barque Street be approved.

**210 – 15 Avocet Crescent, Askam-in-Furness**

From Mr K. Minnican in respect of the erection of a first floor extension to provide bedroom with en-suite at 15 Avocet Crescent, Askam-in-Furness as shown on plan number 2017/0462.

Representations received were reported.

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

***Compliance with Approved Plans***

2. The development hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 28th July 2017 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent: 15AC/1, 15AC/2, 15AC/3, 15AC/4 rev. 2, 15AC/5



### 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.

## **211 – 10 Keppelwray Drive, Barrow-in-Furness**

From Mr N. McMillan in respect of a front extension forming extended bedroom with en-suite, rear extension forming extended bedroom 3 and rear extension forming a sun room at 10 Keppelwray Drive, Barrow-in-Furness as shown on plan number 2017/0439.

Representations received had been included in the Extra Information Booklet which had been tabled at the meeting.

An objector attended the meeting and addressed the Committee.

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

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

2. The development hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 14th July 2017 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent: 1-NM-12 to 12-NM-12 inclusive.

### 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 (with the exception of the rear sun room extension), 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.

***Operational Conditions***

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

Reason

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

The meeting closed at 2.55 p.m.

<b>PLANNING COMMITTEE</b>		<b>Part One (D) Agenda Item 9</b>
<b>Date of Meeting:</b>	<b>7th November, 2017</b>	
<b>Reporting Officer:</b>	<b>Assistant Director - Regeneration and Built Environment</b>	
<p><b>Title: Minor Change to Report Format</b></p> <p><b>Summary and Conclusions:</b></p> <p>In order to reduce the size of the documents and in preparation for the introduction of electronic reports, the current format has been changed by reproducing only one set of relevant policies.</p> <p><b>Recommendations:</b></p> <p>That this information be noted.</p>		

### **Report**

In the interests of providing a comprehensive assessment of each application put before Members it is important that the relevant policies are reproduced in the report. However, we are at a stage whereby both Saved and Emerging policies may have some relevance. Previously this has resulted in the same policy being reproduced several times depending upon the number of applications on the agenda. Some of these policies are quite lengthy.

In order to reduce the consumption of resources I have revised the report format. In this month's agenda you will note that one set of policies appears as an appendix, with a brief policy summary at the start of each report.

### **Background Papers**

Nil