

PLANNING COMMITTEE

16th January 2018

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United Reformed Church Market Street Dalton-in-Furness Cumbria 2017/0647

Extra Information for Planning Committee 16/01/2018

The Occupier : 8 Cavendish Street Dalton-in-Furness

"I wish to object to the planned extension and alterations to the U.R.C in Market Street.

I think it unnecessary to make yet another community area when there are already several others in the town which are very underused to date.

I also think it alters the last green space in Market Street and means that several trees i.e. Lime trees, an Holly and the Millennium Yew will be destroyed in the process. No replacement of other trees will be able to compensate for those."

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Application 2017/0647 United Reformed Church, Market Street, Dalton

Amended Conditions

I recommend that;

A. Subject to the receipt of satisfactory details regarding the reinforced grass parking area, then

B. 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 16.10.2017 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent:

Proposed site plan Drawing 440/SP01A

Proposed Ground Floor Plan Drawing 440/01A

Existing and Proposed Rear Elevation Drawing 440/03A

Elevations and Sections as Proposed Drawing 444/02A

The recommendations set out in Section 6 of the amended Pre-development Arboricultural Report received by the Local Planning Authority on 5.1.2018 with particular reference to general precautions, tree protection barriers, temporary ground protection, the use of a three-dimensional cellular confinement system & a method statement for the construction of the new car park, methods to avoid over-dig, the use of hand tools where shallow excavations are required & the need for vehicle protection measures for the new trees.

Reason

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

Pre-commencement Conditions

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Planning Authority. In relation to this condition, a 1 metre square sample panel of the stone walling to be used shall be constructed on site for prior approval and the work shall continue on the basis of the approved sample. The sample panel shall be retained on site for the duration of the works. 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 to minimise its impact upon the surrounding area in the interests of the character and appearance of the conservation area in which the property is sited.

4. No development shall be commenced on the site which is the subject of this permission until the following measures have been met to prevent damage being caused to those trees which are shown to be retained. Measures to protect those trees shown to be retained must include the following;

a) Fencing in accordance with a scheme submitted to and approved by the Planning Authority must be erected around each tree or group of trees. This fencing must be at least 1.25 metres high and at a radius from the trunk defined by the crown spread but not exceeding 4.5 metres.

b) No excavations, site works, trenches, channels, pipes, services, temporary buildings used in connection with the development, areas for the deposit of soil or waste, or for storage of construction materials, equipment or fuel, shall be sited within the crown spread of any tree without the prior express consent of the Planning Authority.

c) No burning of any materials shall take place within 6 metres of any tree or tree groups to be retained without the prior express consent

Reason

In order to ensure that damage does not occur to the trees during building or engineering operations.

5. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Planning Authority. The approved Statement shall be adhered to throughout the demolition and construction periods. The Statement shall provide for all of the following:

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

Reason

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

6. Unless otherwise agreed beforehand in writing with the Planning Authority, any works for the felling of the lime tree shall not be commenced until a valid contract for the carrying out of works for construction of the extension has been completed between the landowner and the developer, details of which shall be submitted to and agreed in writing by the Planning Authority

Reason

To ensure that the time taken between felling and building is kept to a minimum in order to maintain the character and appearance of the Conservation Area.

During Building Works

7. All gutters and downpipes in the extension hereby approved shall be constructed of cast iron or cast aluminium of a traditional design and thereafter so maintained. Fascia boards shall not be used.

Reason

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

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following beneficial occupation of any part of the development, or in accordance with the phasing of the scheme as agreed in writing with the Planning Authority. Any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced by the landowner in the next planting season with others of a similar size and species, unless the Planning Authority gives prior written consent to any variation.

Reason

In the interests of the visual amenities of the area and of the character and appearance of the conservation area.

Informative

- This development may require approval under the Building Regulations. Please contact your Building Control department on 01229 876356 for further advice as to how to proceed.
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Extra Information for Planning Committee 16/01/2018

2017/0647

The Occupier : 19 Myrtle Terrace Dalton-in-Furness

I write to say that I do not want the development to go ahead as outlined in my letter of the 27th October 2017. I would like to make two further comments for consideration by the Planning Committee when they meet on the 16th January.

1) If planning permission is granted it is proposed to close Wellington Street Methodist Church and sell it for development as affordable housing (under a separate planning application (page 1 Architect's report). This seems a crazy end to a fine building when three sets of nearby buildings (The old Co-op, Carnegie Library and Natwest bank) are in the process of being turned into flats at a time when Barrow Borough (which includes Dalton) has the highest number of houses lying empty on a long term basis per 100 in the whole country (evening mail November 24th 2017)

2) The ground floor area of the wellington street Church and the attached Sunday School (without taking into consideration the 'girls' Sunday School across the back street) is roughly the same size as the present Market Street Church building , attached Sunday school and the proposed extension. Its is also very suited to community use with two point in it's favour:

i) It is next to a property, the girls Sunday school, which is being retained by Dalton Community Church (This building is currently being used as Guide headquarters and a practice room for Dalton Town band)

ii) It is also back to back with Dalton Community Centre (drill hall). There may be potential to link the buildings together for a big community event.

Please rule against this development- it would be a pity to lose so much valuable green space in the town.

p.s If you decide to pass the plans may I respectfully point out that trees grow very large in the Church grounds (the two diseased elm trees that had to be cut down were huge) the proposed planting of two new sycamores, two Irish Yews and the replanting of the Millenium Yew will in no time create some very shaded borders, where it will be difficult to grow flowers, and the present 'open aspect' of the Church will be lost."

Extra Information for Planning Committee 16/01/2018

Application 2017/0647 – United Reformed Church, Market Street, Dalton

The Occupier, 1 Egremont Gardens, Barrow-in-Furness

"I am writing to support the above planning application for Dalton Community Church.

The Church has a vision to improve its buildings to 21st Century standards and to be a welcoming place for any from the local community.

We want the building and its facilities to be used every day of the week by the people of Dalton and surrounding area - there are currently very few places for groups to meet in Dalton.

The refurbished hall and kitchen, along with the proposed new room extension, will give the opportunity for a range of groups and societies to use the church for meetings/socials etc.

The proposed levelling of the floor throughout the building will enable people of all physical abilities to access the improved facilities.

The proposed plans represent the church's wish to move forward with creativity into the future with an amenity Dalton can be proud of."

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Application 2017/0647 – United Reformed Church, Market Street, Dalton

The Occupier, 14 Romney Park, Dalton-in-Furness

"I wish to register my support for this scheme which would make a Church that is very community minded a very attractive facility for the people of Dalton.

In a town without a huge number of useful public spaces the addition of a smaller meeting room and the provision of better disabled facilities can only be a good thing."

Extra Information for Planning Committee 16/01/2018

Application 2017/0647 – United Reformed Church, Market Street, Dalton

The Occupier, Church Gate House, 1 Church Street, Dalton-in-Furness

"I am a member of Dalton Community Church and wish to record my support for the planning application to extend and refurbish the church and adjoining hall in Market Street, Dalton. The planned alteration to the existing buildings will provide a more disabled-friendly and comfortable facility for holding services, functions, meetings and coffee mornings, and the extension is planned to look in keeping with the original style of the church and the surrounding area."