

BOROUGH OF BARROW-IN-FURNESS

PLANNING COMMITTEE

Meeting, Tuesday 6th February, 2018
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 16th January, 2018 (copy attached).
7. Delegated Approvals – For Information (booklet attached).

FOR DECISION

- (D) 8. 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
Derbyshire
Gawne
Husband
McEwan
McLeavy
Murphy
Murray
Seward
Thurlow

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Published:- 29th January, 2018

PLANNING COMMITTEE

Meeting: Tuesday 16th January, 2018
at 2.30 p.m. (Drawing Room)

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

Officers Present:- Charles Wilton (Principal Planning Officer), Paula Westwood (Democratic Services Officer - Member Support) and Sandra Kemsley (Democratic Services Officer).

305 – Declarations of Interest

Councillor McEwan declared an interest in any matter relating to Cumbria County Council as he was a Member of Cumbria County Council.

306 – Minutes

The Minutes of the meeting held on 5th December and the special meeting held on 19th December, 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:-

- | | | |
|------------|------------------|--|
| 307 | 2017/0414 | Erection of a two storey detached building comprising 8 self-contained studio rooms ancillary to The Harbour Hotel, The Strand, Barrow-in-Furness. |
| 308 | 2017/0618 | Proposed two storey extension – resubmission of 2017/0398 at 30 Long Bank, Barrow-in-Furness. |
| 309 | 2017/0667 | Part conversion of existing garage to habitable accommodation/part store and removal of front porch at 9 Redmayne Avenue, Barrow-in-Furness. |

- 310 2017/0578** Construction of three storey rear extension and conversion of existing offices to form 18 one bedroom flats at 1-5 Lawson Street, Barrow-in-Furness.
- 311 2017/0472** Change of use from a storage facility (Use Class B8) to a fitness centre (Use Class D2) at Unit 50 Trinity Enterprise Centre, Ironworks Road, Barrow-in-Furness.
- 312 2017/0569** Replacement of existing wooden front door with composite door in same colour at 120 Market Street, Dalton-in-Furness.
- 313 2017/0518** Application for a Certificate of Lawfulness for an Existing Use or Development (CLEUD) for the installation of solar panels at 66 Yarlside Road, Barrow-in-Furness.
- 314 2017/0599** Change of use of former car showroom (Sui Generis) into Funeral Director's premises (A1). Includes re-modelling façade to part infill showroom windows with self coloured fibre-cement cladding panels and reduced sized windows at 1-3 Dalkeith Street, Barrow-in-Furness.
- 315 2017/0202** Construction of new vehicular access bridge over the river Yarl. No proposed change of use of land at Dale Terrace, Dalton-in-Furness.
- 316 2017/0699** Approval of details reserved by Condition No. 3 (Site investigation and contamination asset report) for planning permission 2016/0789) (erection of 10 detached houses with associated site works) at 367 Abbey Road, Barrow-in-Furness.
- 317 2017/0651** Erection of a two storey side extension at 14 Lord Street, Askam-in-Furness.
- 318 2017/0654** Demolition and replacement of existing single storey kitchen extension at 48 Dane Avenue, Barrow-in-Furness.
- 319 2017/0666** Proposed demolition of existing damp outbuilding, erection of rear extended kitchen/dining room, erection of two storey side extension forming garage/store on ground floor with master bed/en-suite with wardrobe on first floor. Erection of extended front lounge and porch at 1 Rother Green, Barrow-in-Furness.
- 320 2017/0719** Application for approval of details reserved by Condition No. 19 (Method of construction statement) and No. 20 (Method and phasing of demolition) of planning permission 2015/0679. Conversion of hotel into 18 self contained flats and the erection of a terrace of five houses within the car park accessed from the existing access onto Oxford Street at Victoria Park Hotel, Victoria Road, Barrow-in-Furness.

- 321 2017/0626** Provide roofing over cattle and sheep handling yards adjacent to existing building providing covered yard for feeding cattle at Bungalow, Piel View Farm, Biggar Village, Barrow-in-Furness.
- 322 2017/0722** First storey side extension forming bedroom with en-suite. Rear Ground floor sun room and canopy porch to front elevation at 41 Kirkstone Crescent, Barrow-in-Furness.
- 323 2017/0732** Construction of a Ménage 50 metres x 30 metres (Equestrian Exercise Area) enclosed with a timber post and rail fencing (retrospective) on land at Park Road, Barrow-in-Furness.
- 324 2017/0649** Small single storey side extension to form shower and utility areas. Re-profile works to work of existing rear outrigger/former extension to form dual pitched roof. Internal alterations to ground floor layout at Fair View, Pennington Lane, Lindal-in-Furness.
- 325 2017/0648** Proposed single storey rear and side extension at 51 Rakesmoor Lane, Barrow-in-Furness.
- 326 2017/0646** Application for approval of details reserved by Condition No. 3 (sustainable drainage system) of planning permission 2017/0029 (Conversion of a former public house (Class A4) to a house in multiple occupation with 22 units (Sui Generis) and 9 self contained apartments (C3) with the formation of a car park) at Washington Hotel, Roose Road, Barrow-in-Furness.
- 327 2017/0704** Prior Approval of Proposed Change of Use of Agricultural Buildings to a Dwellinghouse (Use Class C3), and for associated operational development – for conversion of agricultural buildings into two dwellings at Park Farm Park, Dalton-in-Furness.
- 328 2017/0717** Two storey extensions to the south-west and south-east elevations and a new double garage/workshop/garden/office to rear at High Banks, Coast Road, Barrow-in-Furness.
- 329 2017/0723** Application for approval of details reserved by Condition No. 4 (Remediation Scheme) for planning permission 2015/0610 – Internal remodelling of existing changing block and new extension to accommodate community rooms together with associated external works at Cavendish Park, Island Road, Barrow-in-Furness.
- 330 2017/0675** Application for approval of details reserved by Condition 4 (cycle parking) as per attached drawing: Dwg 409 07B, Condition 5 (external materials, doors and windows) as per attached drawing; Dwg 440 17A, Conditions 8 – 13 (contamination) as per attached survey from Meridian

Geoscience, Condition 14 (walls and fences) as per attached drawing: Dwg 409 07B, Condition 17 (screened enclosure for bins) as per attached drawing: Dwg 409 07B and Condition 18 (landscaping) as per attached drawing ref: Dwg 409 07B of planning permission 2015/0679 (Conversion of hotel into 18 self contained flats and the erection of a terrace of five houses within car park accessed from existing access onto Oxford Street) at Victoria Park Apartments, Oxford Street, Barrow-in-Furness.

- 331 2017/0683** Demolition of former extension and original outrigger and construction of new single storey flat-roofed rear extension as kitchen. Addition of canopy roof above front door at 3 Friars Lane, Barrow-in-Furness.

Approval was not required for the following application:-

- 332 2017/0694** Prior notification of proposed demolition Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 11 for the demolition of buildings B14 and B49 at BAE Systems, Bridge Road, Barrow-in-Furness.

The following applications were refused:-

- 333 2017/0622** Erection of a car port attached to existing garage with open sides being of timber frame and clear polycarbonate roof at detached garage at Gatacre Street, Barrow-in-Furness.
- 334 2017/0632** Application for works to trees subject of Tree Preservation Order 2008 No. 9 to reduce height and spread of three Sycamore Trees and one Beech Tree by 4 metres at 6 Abbotsfield Gardens, Barrow-in-Furness.

Town and Country Planning Acts

The Assistant Director of Regeneration and Built Environment reported on the following planning applications:-

335 – 203-205 Dalton Road, Barrow-in-Furness

From Mr Sansom in respect of the change of use from A1 to incorporate use classes A1, A2, A3 and A4 at 203-205 Dalton Road, Barrow-in-Furness as shown on plan number 2017/0617.

The results of consultations 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

1. The development shall be carried out and completed in all respects in accordance with the application dated 26/09/17 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent.

BB/203-205DR/ 001A, 002 and 003.

Reason

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

Operational Conditions

2. Emissions from any proposed or future cooking processes must be extracted through a properly designed and constructed exhaust ventilation system, adequately filtered and discharged at sufficient height and velocity to prevent cooking odours being observed at any neighbouring properties. The exhaust gas flow must not be restricted by any plate, cowl or similar structure at the outlet which might affect dispersion. Details of the system must be submitted to and approved in writing by the Planning Authority prior to the commencement of the use hereby permitted. The minimum details required are;

- Location, design and appearance of external flues
- A schematic of the proposed ducting showing the location of all components (fans, filters, silencers, etc.)
- The noise levels generated by the fan in decibels (dB) at a specified distance e.g. @5m, @10m
- Details of the means of mounting the ducting to the structure including details of all anti-vibration measures proposed

The approved system must thereafter be retained as approved unless the Planning Authority gives prior written approval to any variations and operated and maintained in accordance with the manufacturer's instructions.

Reason

In the interests of the amenities of the surrounding area, including occupants of neighbouring properties, by minimising the potential for the discharging of cooking odours.

3. Noise from the development must not exceed Noise Rating Curve NR 30 in daytime hours (0700 - 2300) and NR 25 in night time hours (2300 - 0700) in any noise sensitive property.

Reason

In order to minimise the potential for noise pollution, thereby conform to Saved policy D58 of the Barrow Local Plan Review 1996-2006.

4. Noise from the development, including noise from the extraction equipment required in the above condition, must not cause the existing background noise level (measured as the LA90 (10 minutes) to be exceeded at any neighbouring noise sensitive locations. Any tonal noise produced by the development would result in a 5dB addition to the particular noise level (Definition in: Appendix E "Noise Procedure Specification, Publication 140", The Engineering Equipment and Materials User Association). [Note: the noise is measured 3.5m from any reflective surface, other than the ground, at a height of between 1.2 and 1.5m.]

Reason

In order to minimise the potential for noise pollution, thereby conform to Saved policy D58 of the Barrow Local Plan Review 1996-2006.

336 – United Reformed Church, Market Street, Dalton-in-Furness

From Rev R. Wilson in respect of an the extension and alterations to the existing church at United Reformed Church, Market Street, Dalton-in-Furness as shown on plan number 2017/0647.

Representation received and the results of consultations were reported.

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

RESOLVED:- It was unanimously agreed that:-

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

337 – 131 Market Street, Dalton-in-Furness

From Mr R. Mitchell in respect of the change of use from offices (B1) to a veterinary surgery (D1) at 131 Market Street, Dalton-in-Furness as shown on plan number 2017/0724.

Representation received and the results of consultations were reported.

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

Compliance with Approved Plans

2. The development shall be carried out and completed in all respects in accordance with the application dated as valid on 20.11.2017 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent:

Proposed layout plan Drawing RM/003

Reason

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

338 – Land at Flass Lane, Barrow-in-Furness

From Mr W. Price in respect of the erection of a detached single storey dwelling on Land at Flass Lane, Barrow-in-Furness as shown on plan number 2017/0108.

Representations received and the results of consultations 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:-

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 & Compulsory Purchase Act 2004.

Compliance with Approved Plans

2. The development shall be carried out and completed in all respects in accordance with the application dated 31/01/17 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent.

16226_PL01_01, 02, 03, 04, 05, 06, 08, 09
Design & Access Statement, 16226_PL01_07
Flood Risk Appraisal, CN16170
Sequential Test, CN16226
Ecological Scoping Survey, CM16SCO017
Open Space Assessment, 16226/OSA

Reason

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

3. Unless the Planning Authority gives prior written agreement that it 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 as shown on drawing no. 16226_PL01_09.

Reason

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

4. 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, and in order to protect the amenities of the area.

Pre-commencement Conditions

5. The development shall not commence until visibility splays providing clear visibility of 23 metres measured 2.4 metres down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason

In the interests of highway safety.

6. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway 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.

7. No development shall take place until a Preliminary Investigation (desk study, site 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.

8. 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.

9. 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 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.

During Building Works

10. The development permitted by this planning permission shall only be carried out in accordance with the approved Ecological Scoping Survey, ref CM16SCO017.1, dated 25/08/16 with particular attention to the mitigation and recommendations detailed in section 9 of the report.

Reason

To reduce the risk of pollution incidents to nearby ecological features during construction and during occupation of the dwelling.

11. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) reference CN 16170 Version A/ 31 January 2017/ M& P Gadsden Consulting Engineers Ltd and the following mitigation measures detailed within the FRA:
 1. Finished habitable floor levels are set no lower than 8m above Ordnance Datum (AOD) as per Page 10 of the submitted FRA.
 2. A minimum 2m clear easement is kept to the landward side from the top of the left hand (east) river bank to maintain operational access to Poaka Beck Main River
 3. Access to the inspection chamber over Roose Beck Main river culvert is maintained onsite.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To reduce the risk of flooding to the proposed development and future occupants and to maintain operational access to the Main River and the existing culvert asset.

12. 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.

13. 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 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.

14. Prior to the erection of the above ground element of the development details of measures to promote bio diversity, as detailed in section 10 of the approved Ecological Scoping Survey (ref CM16SCO017.1) shall have been submitted to and approved in writing by the planning authority. The development shall then be carried out in accordance with the approved details.

Reason

To give effect to the recommendations of the ecological survey and to promote positive gains in biodiversity where practical.

Before Occupation

15. The dwelling shall not be occupied until the vehicular access and turning requirements have been constructed in accordance with the approved plan and has been brought into use. The vehicular access turning provisions shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior consent of the Planning Authority.

Reason

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

16. The whole of the access area bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highway Authority.

Reason

In the interests of road safety.

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

18. Prior to the beneficial occupation of the dwelling hereby approved, the green sedum roof must be installed in accordance with the details shown on the plans hereby approved, and thereafter retained unless the Planning Authority gives prior express consent for any variation.

Reason

To ensure the roof is constructed in the form shown on plan due to its importance in limiting the landscape impact and by providing biodiversity mitigation.

Operational Conditions

19. The boundary fence on the western side of the site must be permanently maintained during both the construction phase and operational use of the dwelling hereby permitted.

Reason

To reduce pollution potential during construction and to reduce the impact of noise disturbance to wildlife.

339 – Green Lane, Dalton-in-Furness

From Mr and Mrs R. Pearce in respect of Outline planning permission with all matters reserved for the erection of a single detached dormer type bungalow at Green Lane, Dalton-in-Furness as shown on plan number 2017/0332.

Representations received and the results of consultations were reported.

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

1. The site is located within an area designated as "green wedge" in both the adopted Barrow in Furness Local Plan Review and the Deposit Draft. Residential development would conflict with the aims of retaining visual relief and contrast between residential areas and as such the proposal would conflict with the aims of Saved Policy D4 and the environmental aim of the NPPF in terms of sustainable development as well as paragraphs 11 and 12 of the Framework.
2. Insufficient information has been submitted to demonstrate that residential development needs to be located on this site for essential reasons, such as agriculture or forestry, or to demonstrate that significant harm would not result to the rural character of the landscape in conflict with the aims of Saved Policy D5 of the Barrow in Furness Local Plan Review.
3. Insufficient information has been provided to demonstrate that adequate access and visibility can be provided on the site and constructed without extensive loss of the hedgerow to the site frontage to the detriment of the character and appearance of the area.

340 – Withdrawn Application

The following application had been withdrawn:-

2017/0379 – Conversion of disused 2 storey commercial premises to 6 self-contained flats, including new glazed first floor circulation area and proposed new openings at The Lyric Hall, Clifford Street, Barrow-in-Furness.

The meeting closed at 2.45 p.m.