

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

## **PLANNING COMMITTEE**

Meeting, Tuesday 6th March, 2018  
at 2.30 p.m. (Drawing Room)

### **Site Visits**

2017/0765 - Land at Tytup Farm, Dalton-in-Furness  
2017/0790 – Harding Rise, Barrow-in-Furness

Depart Town Hall Courtyard at **1.15 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 6th February, 2018 (copy attached).

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

**FOR DECISION**

- (D) 8. Planning Applications (booklet(s) attached).
- (D) 9. Appeal decision 4 Park Avenue, Barrow-in-Furness.
- (D) 10. Submission of Barrow Borough Local Plan 2016-2031.

**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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Published:- 26th February, 2018

## PLANNING COMMITTEE

Meeting: Tuesday 6th February, 2018  
at 2.30 p.m. (Drawing Room)

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

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

### 341 – Declarations of Interest

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

### 342 – Minutes

The Minutes of the meeting held on 16th January, 2018 were taken as read and confirmed.

### Town and Country Planning Acts

The Assistant Director of Regeneration and Built Environment submitted for information details of planning applications in this report which he had determined under delegated authority (Minute No. 254, Planning Committee, 3rd September, 2002, confirmed by Council 24th September, 2002). The decisions are reported for your information. The plans recommended for approval under the Town and Country Planning Acts will be subject to the standard conditions referred to in Minute No. 208 (April 1971) of the Plans Sub-Committee, Barrow-in-Furness, County Borough Council, in addition to any conditions indicated hereunder. Applications with a (P) beside the applicant's name denotes those applications that were reported to the Planning Panel.

RESOLVED:- (i) To note the decisions made under the Town and Country Planning Act 1990 (as amended) as follows:-

- |            |                  |   |
|------------|------------------|---|
| <b>343</b> | <b>2017/0686</b> | Non material amendment following grant of planning permission 2016/0789 (erection of 10 detached houses with associated site works) to allow for a detached garage on plots 8, 9 and 10 at 367 Abbey Road, Barrow-in-Furness. |
| <b>344</b> | <b>2017/0751</b> | Rear lounge extension at 109 Black Butts Lane, Barrow-in-Furness.   |
| <b>345</b> | <b>2017/0752</b> | Replacement detached rear garage at 104 Hollow Lane, Barrow-in-Furness.   |

- 346 2017/0623** Rear two storey flat roofed extension at 16 Priors Path, Barrow-in-Furness.
- 347 2017/0641** Proposed over garage side and single storey rear extension. Loft conversion with flat roof dormer extension to rear, addition of front porch with mono pitched roof and 2 No. roof lights to existing front roof at 45 Harrel Lane, Barrow-in-Furness.
- 348 2017/0771** Single storey side extension to create extra sitting room at 2 Croft Park Grove, Barrow-in-Furness.
- 349 2017/0775** Application form for a non-material amendment following a grant of planning permission 2015/0179 (Extension to Devonshire Dock Hall, to comprise two new buildings, link corridor, new gate house, security gate, alterations to site access, cycle shelters, security fencing and associated hard landscaping, infrastructure and related works) to alter gatehouse by a decrease in length from 15.06m to 13.66m; increase in width from 10.06m to 11.46m, cladding colour changed from Yellow (RAL RBC) to Traffic Red (RAL 3020), replacement of windows on south west and south east elevations with doors and removal of ramp to north east elevation at Devonshire Dock Hall, North Road (Building D56 and D59), Barrow-in-Furness.

The following applications were refused:-

- 350 2017/0584** Application for a Minor Material Amendment following the grant of planning permission 2012/0027 to allow variation of conditions 1, 2 and 5 incorporating revised balustrade position and amendment to front boundary wall at Cedarwood, Romney Park, Dalton-in-Furness.
- 351 2017/0670** Advertisement consent to display 1 no. non illuminated fascia sign at Jeffersons Hotel Private Car Park, Slater Street, Barrow-in-Furness.

### **Town and Country Planning Acts**

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

#### **352 – Cemetery Cottages Club, Schneider Road, Barrow-in-Furness**

From Mr Cooke in respect of the construction of 12 houses including landscaping and access at Cemetery Cottages Club, Schneider Road, Barrow-in-Furness as shown on plan number 2017/0499.

Representations received and the results of consultations were reported.

RESOLVED:- It was unanimously agreed that:-

- (A) The Committee resolved to support the scheme in principle subject to a suitable surface water drainage system being achieved;
- (B) The final decision be delegated to the Development Control Manager on the basis that if the surface water drainage issues are resolved then planning permission be granted subject to conditions to address the following unless such matters are resolved by further information:-
  - 1. Compliance with approved plans;
  - 2. Details of surface water and foul drainage and measures for their future maintenance;
  - 3. Samples/details of materials to be provided;
  - 4. Landscaping scheme to be submitted and implemented;
  - 5. Boundary treatments to be agreed;
  - 6. Car parking;
  - 7. Construction details of the private shared drive;
  - 8. Bin collection point to be identified and constructed prior to occupation;
  - 9. Ground investigation/remediation conditions; methodology to be agreed and carried out;
  - 10. Construction Management Statement to be submitted and agreed; and
  - 11. External lighting.

The meeting closed at 2.42 p.m.

<b>PLANNING COMMITTEE</b>	<b>(D) Agenda Item 9</b>
<b>Date of Meeting: 6th March, 2018</b>	
<b>Reporting Officer: Assistant Director - Regeneration and Built Environment</b>	
<p><b>Title: Appeal Decision 4 Park Avenue, Barrow-in-Furness</b></p> <p><b>Summary and Conclusions:</b></p> <p>Application 2016/0882 was refused in March 2017. The appeal, dealt with by written representations, was dismissed.</p> <p><b>Recommendations:</b></p> <p>That the information be noted.</p>	

### **Report**

The application related to the conversion of a semi detached house into a HMO to create 7 en-suite bedrooms with a single self contained flat on the top floor. The initial decision was “minded to refuse” contrary to the initial Officer recommendation, but was based upon the likely more transient lifestyle of occupiers compared to a typical family group. Members felt that the potential adverse impact upon the surrounding area including the amenities of neighbours was contrary to Saved Policy B6 and Emerging Policy DS2. The draft reason for refusal produced by Officers was taken up by Members on this basis.

The Inspector considered that the effect on living conditions of neighbouring properties was the main issue. He felt that the cumulative impacts of 8 people living separate lives, plus their visitors would give a level of activity more marked and intensive than a single large family, and would be “*disruptive*” especially to immediate neighbours.

One of the impacts was parking. There was no evidence to suggest that the impact of additional vehicles would affect highway safety, but the Inspector felt that the increased competition for on street parking would cause “*increased inconvenience and frustration*”.

In policy terms the Inspector noted that the layout would adversely impact upon the adjoining neighbour contrary to Saved Policy B6, did not accord with the NPPF core principle for “*always seeking a good standard of amenity*”. In terms of emerging policy the Inspector felt that he could give very little weight due to the stage of the draft Plan.

Whilst concluding that the scheme would provide additional and varied accommodation, the wider adverse impacts on existing Residents outweighed any benefit to the housing stock. The potential resultant harm rendered the proposal not sustainable.

### Background Papers

Nil

<b>PLANNING COMMITTEE</b>	<b>(D) Agenda Item 10</b>
<b>Date of Meeting: 6th March, 2018</b>	
<b>Reporting Officer: Principal Planning Officer (Policy)</b>	
<b>Title: Submission of Barrow Borough Local Plan 2016-2031</b>	
<b>Summary and Conclusions:</b>	
The Council submitted the Barrow Borough Local Plan 2016-2031 to the Secretary of State on 2nd February 2018 for independent examination.	
The Plan will now be independently examined by a Planning Inspector.	
The Planning Inspector appointed by the Secretary of State is Karen Ridge LLB (Hons) MTPL.	
<b>Recommendations:</b>	
To note the report.	

**Report**

In December 2017 the Council consulted on the Submission Draft Local Plan. The Plan included a number of major modifications required since the Pre Submission Draft, which were agreed by the Council's Executive Committee on 29th November 2017.

These were:-

- Policy EC7 – Energy Uses Opportunity Area - The boundary of the Energy Uses Opportunity Area is amended to include the decommissioned South Morecambe Bay Gas Terminal and the now closed Roosecote Power Station.
- Policy GI4 – Green Spaces - An additional area of open land is designated as a green space at Walker Street/James Street, Askam in Furness.
- Housing Requirement - The housing requirement has been amended in light of updated evidence.

The Plan was subjected to a final 6 week public consultation during December 2017/January 2018 on the major modifications. Comments were invited solely relating to these modifications. The consultation period ran from Friday 8th December 2017 until Wednesday 24th January 2018.

During the consultation 13 representations were received from 13 representors, 5 were in support of the Plan, 1 stated they have no further comments, 1 was an objection to a minor amendment and 6 related to major modifications.



## **Submission of Local Plan (Regulation 22)**

The Council submitted the Barrow Borough Local Plan 2016-2031 to the Secretary of State on 2<sup>nd</sup> February 2018 for independent examination.

The representations received in the December / January consultation, along with those received on the Pre Submission Draft, have been submitted to the Planning Inspectorate along with the Draft Plan and Proposals Map, Sustainability Appraisal and other supporting evidence.

The following documents were submitted to accompany and support the Local Plan:

- Submission Draft Barrow Borough Local Plan 2016-2031;
- Submission Draft Local Plan Proposals Maps (A, B and C);
- The Regulation 22 Consultation Statement;
- Sustainability Appraisal, including January 2018 update;
- Habitats Regulation Assessment, including November 2018 update;
- Strategic Housing Market Assessment; and
- Employment Land Review.

The Plan will now be independently examined by a Planning Inspector, and the Secretary of State have appointed Karen Ridge LLB (Hons) MTPL.

The Council has appointed Miss Carolyn Woodend as Programme Officer for the Examination, to manage the administration of the examination on behalf of the appointed Inspector and act as the liaison between the Inspector and representatives of the Council.

### **Next steps**

The timetable for the examination will be determined by the Planning Inspectorate, and part of this process will involve hearing sessions, where those invited to participate will have the opportunity to respond to matters identified by the Inspector. We have been given an early indication the hearings will take place in June 2018 and they will be held in the Town Hall.

Over the coming weeks the Inspector will inform the Council of the issues and matters which she considers need clarification and discussion. The Council will prepare evidence to support its position and will exchange statements in response to the Inspector's questions.

Once a timetable for the hearings part of the examination is set all consultees will be informed and it will be published on our website.

### **Background Papers**

Nil