

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

## **PLANNING COMMITTEE**

Meeting, Tuesday 24th April, 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 27th March, 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

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

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Published:- 16th April, 2018

## **PLANNING COMMITTEE**

Meeting: Tuesday 27th March, 2018  
at 2.30 p.m. (Drawing Room)

PRESENT:- Councillors M. A. Thomson (Chair), C. Thomson (Vice-Chair), Hamilton, R. McClure, McEwan, McLeavy, Murphy, Murray, Seward, Sweeney and Thurlow.

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

### **368 – Declarations of Interest**

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

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

Apologies for absence had been received from Councillors Blezard, Gawne and Husband.

Councillors Hamilton, R. McClure and Sweeney had attended as substitutes respectively for this meeting only.

### **370 – Minutes**

The Minutes of the meeting held on 6th March, 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:-

- 371 2017/0582** Listed Building Consent for the replacement of timber/PVC windows with double-glazed timber sliding sash windows, repair of former shop window frame but re-glazed in double-glazing, replacement of timber front door with matching timber

and glazed door to adjoining front door, replacement of timber doors to side and rear elevations with timber stable doors (amended description) at 16 Tudor Square, Dalton-in-Furness.

- 372 2018/0006** Erection of a two storey hipped roof side extension with adjoining rear flat roof extension at 10 Norland Avenue, Barrow-in-Furness.
- 373 2018/0008** Single storey extension for home office at 44 Bridgegate Avenue, Barrow-in-Furness.
- 374 2018/0062** Approval of details reserved by condition No. 8 (landscaping scheme) for planning permission B12/2016/0389 - New training facility comprising part single storey teaching accommodation and part double storey workshop and ancillary accommodation with hard standing service yard area and amenity space. Demolition of existing buildings and structures on site at Proposed Centralised Training Facility at Buccleuch Dock Road, Barrow-in-Furness.
- 375 2018/0015** Raising of existing pitched roof and provision of front and rear flat roof dormers to create 2 no. additional bedrooms, 1 no. bathroom and 1 no. en-suite at 43 Barnes Avenue, Dalton-in-Furness.
- 376 2018/0045** Rear and side single storey pitched roof extension and attached garage at 30 Sheeplands Grove, Barrow-in-Furness.
- 377 2018/0077** Approval of details reserved by condition No. 4 and 5 (Construction Method Statement, Construction Traffic Management), No. 7 (Archaeological Evaluation) and No. 8 (Phase 2 Ground investigation) for planning permission B10/2016/0582 - Demolition of former police station. Erection of a new 127 bed hotel and restaurant, with associated parking, delivery area and hard landscaping. The proposal includes an interim phased completion (Phase 1) of 111 beds at Former Barrow Police Station, Market Street, Barrow-in-Furness.
- 378 2017/0813** Conversion of garage to habitable accommodation with sun room to rear and proposed porch to front elevation and modifications to existing parking arrangements at 51 Strathnaver Avenue, Barrow-in-Furness.
- 379 2018/0128** Application for a non-material amendment following grant of planning permission B21/2016/0797 (Rear and side extension to provide living area, kitchen, utility room and playground room and shower room front extension) to allow the removal of hip roof on the rear elevation to the attached neighbour at 53 Dalton Lane, Barrow-in-Furness.

- 380 2017/0735** Erection of additional detached block to provide additional bedrooms alongside car parking and landscaping at Premier Inn, North Road, Barrow-in-Furness.
- 381 2018/0099** Application for a non-material amendment following grant of planning permission 2017/0334 (erection of a single storey side extension) to remove roof window from utility/store roof, move wall to avoid gas mains and alter existing rear window to door at 6 Anzac Avenue, Barrow-in-Furness.
- 382 2017/0764** Over cladding of an existing ASDA store. Panels to be painted grey and new feature of powder coated aluminium cladding in green (RAL 6018) and dark grey (RAL 7016) at Asda Stores Ltd, Walney Road, Barrow-in-Furness.
- 383 2018/0100** Application for a non-material amendment following grant of planning permission 2017/0356 proposed change of use of agricultural building to a dwellinghouse (C3) and associated operational development - Conversion of redundant barn into a 4 bedroom dwelling house on land adjacent to Greenscoe Park, Greenscoe - to allow for changes to windows, lowering of sills, sun tunnels added to roof, window colour from mahogany to dark grey and internal layout changes at Greenscoe Park (Barn at) Greenscoe, Askam-in-Furness.

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

The Planning Manager reported on the following planning applications:-

#### **384 – 52 Manchester Street, Barrow-in-Furness**

From Mr C. Waters in respect of the conversion of commercial property to property of multiple occupancy with 8 bedrooms and en-suites and communal living area at 52 Manchester Street, Barrow-in-Furness as shown on plan number 2018/0046.

Representations 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 conditions:-

2. 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 and Compulsory Purchase Act 2004.

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

3. The materials to be used in the construction/filling in of redundant openings in the external surfaces, including walls, roofs, doors and windows of the conversion 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.

4. The development shall be carried out and completed in all respects in accordance with the application dated 12.01.18 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent:

FDS0392 1B, 2D, 3F and 4G

#### Reason

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

### ***Before Occupation***

5. The bin store shown on the approved plans intended for the storage of recycling receptacles and wheeled refuse storage bins of suitable capacities to serve the development must be provided before the beneficial use of the premises begins and thereafter permanently maintained to the satisfaction of the Authority.

#### Reason

In the interests of environmental amenity by ensuring a suitable provision of refuse storage on the site.

### **385 – 26 Foxfield Road, Barrow-in-Furness**

From Mr & Mrs Brown in respect of the demolition of existing conservatory and construction of new single storey flat roof kitchen/diner extension at 26 Foxfield Road, Barrow-in-Furness as shown on plan number 2018/0141.

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 and Compulsory Purchase Act 2004.

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

26FR/P/01, 02, 03, 04

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, 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 side elevation facing 24 Foxfield Road of the permitted 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.

## **386 – 182 Roose Road, Barrow-in-Furness**

From Mr M. Bird in respect of advertisement consent to display 2 No. internally illuminated fascia signs and 1 No. internally illuminated projecting sign at 182 Roose Road, Barrow-in-Furness as shown on plan number 2018/0102.

Representations received and the results of consultations were reported.

RESOLVED:- It was unanimously agreed that Advertisement Consent be granted subject to 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 31/01/18 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent:

'Proposed Shopfront Elevations' (ref TBC).

#### Reason

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

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

No conditions of this type.

### ***During Building Works***

2. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

#### Reason

Required to be imposed pursuant to Schedule 2 Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007.

### ***Operational Conditions***

3. Maximum luminance of the signage must not exceed 200 candelas per square metre as per Zone E3 of the I.L.E. Recommendation Tech Report No 5.



### 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 residential amenities of the area.

4. The advertisement(s) hereby granted consent shall not be illuminated between the hours of 2300 and 0700 (the next day).

### 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 residential amenities of the area.

5. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

### Reason

Required to be imposed pursuant to Schedule 2 Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007.

6. No advertisement shall be sited or displayed so as to; (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

### Reason

Required to be imposed pursuant to Schedule 2 Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007.

7. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

### Reason

Required to be imposed pursuant to Schedule 2 Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007.

8. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason

Required to be imposed pursuant to Schedule 2 Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007.

The meeting closed at 2.38 p.m.