

BOROUGH OF BARROW-IN-FURNESS

PLANNING COMMITTEE

Meeting: Tuesday, 24th May, 2022
at 2.30 pm (Banqueting Hall)

Site Visits

There are no site visits on this occasion.

A G E N D A

PART ONE

1. Apologies for Absence/Attendance of Substitute Members.

2. Urgent Items

To deal with any items which the Chair considers to be of an urgent nature.

3. Delegations

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.

4. 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.

5. 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.

6. Minutes 5 - 34

To confirm the Minutes of the meeting held on 12th April, 2022.

7. Public Participation

Any member of the public who wishes to ask a question, make representations or present a deputation or petition at this meeting should apply to do so by no later than 12 noon, three working days before the date of the Planning Committee meeting. Information on how to make the application can be obtained by viewing the Council's website www.barrowbc.gov.uk or by contacting the Planning Business Support Team at consultplanning@barrowbc.gov.uk or by telephone on 01229 876405.

(1) Planning Applications – for which requests to speak have been made; and

(2) Agenda items – for which requests to speak have been made.

8. Terms of Reference 35 - 36

To note the revised Terms of Reference for the Planning Committee.

9. Delegated Approvals - For Information (Booklet attached) 37 - 66

To note the delegated approvals.

FOR DECISION

(D) 10. Planning Applications (Book 1). 67 - 118

To determine the following planning applications:-

2-10 Mill Bank, Barrow-in-Furness – Erection of a front porch to entrances, comprising grp flat roof and timber screen.

7 Bow Windows Avenue, Barrow-in-Furness – Demolition of the existing outbuilding and erection of a detached home office.

Furness Abbey, Abbey Approach, Barrow-in-Furness – Installation of a statue in memory of Sir John Laing.

(D) 11. Planning Application (Book 2) 119 - 136

To determine the following planning application:-

Land at Former Presbyterian Church, School Street, Barrow-in-Furness – Redevelopment of waste ground into gated and secured Community Wellbeing Garden

(D) 12. Appointment of Representatives to Working Groups 137 - 138

NOTE **(D) – Delegated**
 (R) – For Referral to Council

INVITATIONS TO SPEAK TO THE COMMITTEE (2.30 pm.)

Membership of Committee

To be determined at Annual Council on 18th May, 2022.

For queries regarding this agenda, please contact:

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PLANNING COMMITTEE

Meeting: Tuesday 12th April, 2022
at 2.30 pm. (Drawing Room)

PRESENT:- Councillors M. A. Thomson (Chair), C. Thomson (Vice-Chair), Assouad, D. Edwards, Gawne, Hall, McEwan, Mooney, Nott and Tyson.

Officers Present:- Jason Hipkiss (Head of Development Management), Charles Wilton (Principal Planning Officer), Sandra Kemsley (Democratic Services Officer) and Katie Pepper (Democratic and Electoral Services Officer).

113 – Apologies for Absence

Apologies for absence had been submitted from Councillors Husband and Zaccarini.

114 – Declarations of Interest

Councillors Gawne and McEwan declared an interest in any matter relating to Cumbria County Council as they were Members of that Council.

115 – Minutes

The Minutes of the meeting held on 15th March, 2022 were taken as read and confirmed.

116 – Public Participation

RESOLVED:- To note that no questions, representations, deputations or petitions had been received in respect of the meeting.

Town and Country Planning Acts

117 – Delegated Decisions

The Director of People and Place had submitted for information details of planning applications in this report which he had determined under delegated authority (Minute No. 107, Executive Committee, 7th February, 2018, confirmed by Council 1st March, 2018 (Minute No. 63). 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:-

- 2021/0975** Construction of part two storey and part first floor side extension forming kitchen to ground floor and master bedroom with inset balcony, en-suite and dresser to first floor; construction of rear single storey extension forming utility room; construction of front porch; associated internal layout alterations (Re-submission of 2021/0051) at 6A Rampside, Barrow-in-Furness.
- 2021/0812** Two storey side extension and single storey rear extension forming additional bedroom, store, wc and extended kitchen/seating area at 6 Leighton Drive, Barrow-in-Furness.
- 2022/0018** Advertisement consent to display a 'Wardgroup' externally illuminated sign and a 'Decorating Centre and supplier logo' externally illuminated sign to rear elevation at Wards, James Freel Close, Barrow-in-Furness.
- 2022/0024** Demolition of existing out houses and erection of a rear extension forming a utility room and wc at 5 Afton Street, Barrow-in-Furness.
- 2022/0032** Single storey extension forming, craft room, garage, utility room and wc with new access from highway at 200 Abbey Road, Barrow-in-Furness.
- 2022/0039** Installation of a 8.76KW ground mounted photo voltaic system for domestic use at Tytup Farm, Tytup, Dalton-in-Furness.
- 2022/0051** Single storey rear extension forming an extended kitchen at 25 Acorn Bank, Barrow-in-Furness.
- 2022/0054** Application for approval of details reserved by Condition No. 5 (street lighting details and 9 (phasing scheme details) of planning permission 2019/0576 (Residential Development of 29 dwellings, comprising mix of 3 and 4 bedroom dwellings (Bungalow and 2 storey) and associated road ways, parking and amenity space) at Housing Development Site, Lots Road, Askam-in-Furness.
- 2021/1000** Building to contain 3 stables, feed and tack store with hard standing at Field at Cows Tarn Lane, Barrow-in-Furness.
- 2022/0028** Demolition of existing single storey rear kitchen extension. Replace with new 'wrap around' single storey extension forming a kitchen/diner/sitting room, utility and ground floor wc at 7 Baldwin Street, Barrow-in-Furness.
- 2022/0029** Change of use of holiday let C3 to residential at 118 Market Street, Barrow-in-Furness.
- 2022/0101** Erection of single storey side extension at 10 Tees Gardens, Barrow-in-Furness.
- 2022/0108** Single storey extension to rear of the property for a new kitchen diner at 68 Redshaw Avenue, Barrow-in-Furness.

- 2021/0942** Change of use from retail (Class E) to hot food takeaway (Sui Generis) and installation of extraction fan and ducting system on rear elevation and associated external alterations (part ducting to rear of 49 Crellin Street) at 47 Crellin Street, Barrow-in-Furness.
- 2021/0967** Erection of a detached single storey dwelling and associated works at Plot 1, Former St Perrans Church, North Row, Barrow-in-Furness.
- 2021/1004** Proposed extension forming a tack room to existing barn type stable unit. Proposed wc and siting of waste water treatment plant on land at Park Road, Barrow-in-Furness.
- 2022/0096** Erection of front porch and side store extension at 2 Pear Tree Bank, Barrow-in-Furness.
- 2022/0098** Two storey side extension forming utility, shower room, store, additional bedroom and extended bathroom and rear single storey extension forming extended kitchen and dining area at 43 Strathnaver Avenue, Barrow-in-Furness.
- 2022/0073** Erection of first floor pitched roof extension over existing garage to provide en-suite bathroom to bedroom 3 and 12 Almond Walk, Barrow-in-Furness.
- 2022/0074** Erection of first floor pitched roof extension over existing garage to provide additional bedroom and provision of front porch at 10 Almond Walk, Barrow-in-Furness.
- 2022/0121** Conversion of an existing rear glass conservatory into a block built flat grp roofed kitchen-diner with terrace at ground floor at 12 Conyers Avenue, Barrow-in-Furness.
- 2022/0001** Two storey side extension forming ground floor utility room, wc and sung and first floor extended bedroom and additional bedroom; alteration of access to create off-road parking spaces and 99 Balmoral Drive, Barrow-in-Furness.
- 2022/0005** Erection of a building providing stables and tractor/machinery storage at Honeypot Stables, Park Road, Barrow-in-Furness.
- 2022/0063** Change of use of former martial arts gymnasium (Class E(d) to 6 no. self-contained studio apartments and 1 no. 1 bed house (Class C3) including associated external alterations (resubmission of 2021/0612 in a revised form) at 2-6 Derry Street, Barrow-in-Furness.
- 2022/0100** Rear extension for open plan living at 52 Beach Crescent, Barrow-in-Furness.

- 2021/0732** Listed Building Consent to install external power supply cable to elevations as part of the under grounding of supply currently provided overhead via timber poles at Moss side Farm House, Moss Side Farm, Page Bank Lane, Barrow-in-Furness.
- 2022/0111** Permission in principle to erect a single dwelling on land adjacent to 18 High Duddon Close, Ireleth, Askam-in-Furness.
- 2022/0004** Two storey side extension and single storey rear extension forming extended kitchen and dining room, addition of ground floor utility room, wc and store and first floor bedroom and walk-in wardrobe and en-suite shower room at 34 Hill Road, Barrow-in-Furness.
- 2022/0011** Demolition of existing extension. Construction of single storey side extension forming family room and utility room and internal alterations to existing ground floor layout at 1 Court 6 Market Street, Dalton-in-Furness.
- 2022/0045** Proposed rear single storey pitched roof extension and associated internal layout alterations to create open-plan living/kitchen/diner. Provision of 1.8m high vertically boarded fence to site boundaries at 1 Friars Terrace, Barrow-in-Furness.
- 2022/0068** Proposed flat roofed rear dormer in association with loft conversion to form additional bedroom and erection of ground floor single storey rear extension forming a bathroom at 45 Walney Road, Barrow-in-Furness.
- 2022/0159** Application for approval of details reserved by Condition No. 5 (details of replacement planting) planning permission 2021/0943 (Application for works to trees subject of Tree Preservation Order 1977 No. 3 – T014, T015, T016 (Sycamores), T018 (Ash) – to crown raise to 5 metres by removing the lower crown branches and to fell tree T017 (Sycamore) as numbered on plan) at The Crofters, Holbeck Park Avenue, Barrow-in-Furness.

The following application was a split decision:-

- 2022/0035** Advertisement consent to display 1 non illuminated fascia sign to front elevation and 3 non illuminated fascia signs to rear elevation at 50 Abbey Road, Barrow-in-Furness.

Prior Approval was not required for the following application:-

- 2022/0095** Application to determine if prior approval is required for the proposed: Change of use of part of Agricultural Building to use for the operation of a milk delivery business being a flexible use within Storage or Distribution (Use Class B8) at Woodbine Farm, Woodbine Lane, Newton-in-Furness.

The following application had been refused:-

2022/0025 Two storey side extension forming two additional bedrooms (1 en-suite) to first floor and playroom and extended garage to ground floor at 17 Rusland Drive, 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 Head of Development Management reported on the following planning application:-

118 – Land South of County Coachbuilders, Park Road, Barrow-in-Furness

From Venture Business Space Limited in respect of a Hybrid Planning Application for mixed use development comprising: (i) Builder's merchant (Sui Generis) including trade counter, outside storage and display area, with landscaping, open space, access, car parking, drainage including Sustainable Urban Drainage Systems (SUDS) and associated works; and residential development of up to 48 dwellings including landscaping, open space, drainage (including SUDS) and associated works in outline with all matters reserved on Land south of County Coachbuilders, Park Road (adjoining Middlefield and Bank Lane), Barrow-in-Furness as shown on planning application number 2021/0771.

Representations received and the results of consultation were reported.

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

The Principal Planning Officer had suggested an additional condition regarding the position and limiting the height of the external storage (Condition No. 26 refers).

It was moved by Councillor McEwan and seconded by Councillor Hall, and

RESOLVED:- It was unanimously agreed that:

- (A) On completion of a 106 obligation to secure the matters as stated below*, then
- (B) That full planning permission be granted for development comprising builder's merchant (Sui Generis) including trade counter, outside storage and display area, with landscaping, open space, access, car parking, drainage including Sustainable Urban Drainage Systems (SUDS) and associated works subject to 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.

2. Conditions 2 to 26 relate to the full part of this permission shown as Part A on the submitted Framework Plan (ref. 8663s-PA04E) as described under (i) above. Conditions 27 to 51 relate to the outline part of this permission, shown as Part B on the submitted Framework Plan (ref. 8663s-PA04E) and described under (ii) above.

Reason

For the avoidance of doubt and to define the permission hereby granted.

3. The development shall be carried out in accordance with the application dated 09/03/2022 (application form/description amended on this date) and the following approved plans except where otherwise stipulated by conditions attached to this planning permission and subject to the external racking plan being subordinate to the other listed layout plans:

8663s-PA04E Framework Plan
 8663s-PA02F Illustrative Site Masterplan
 8663s-PA12 Biodiversity Framework Plan
 253 PA 01E Landscape 9-3-22-Model
 Dr0401-Drainage Levels and Exceedance Strategy-P01
 8663s-PA11A Fencing and street Furniture
 8663s-PA10A External racking layout
 8663s-PA09 Proposed site sections
 8663s-PA08 Existing site sections
 8663s-PA07 proposed roof plan
 8663s-PA06A Proposed elevations
 8663s-PA05A Proposed Ground floor plans
 8663s-PA03F Proposed site layout
 8663s-PA01A site location
 8663s- PA13 Trade counter area plan
 LP210335 dated 8/09/2021 Lighting design
 LP210335 dated 21/03/2022 Lighting Design with regard Ecological Assessment

Reason

To ensure that the development is carried out as approved. The external racking plan is based on a superseded format.

4. The premises shall not be open for business and no machinery shall be operated nor any process carried out, no loading or unloading take place and no delivery vehicles be allowed to enter or leave the application site except between 06:00 and 19:00 hours Monday to Friday, 06:00 and 16:00 hours on Saturdays, and 9:00 and 16:00 hours on Sundays and Bank Holidays.

Reason

To protect the residential amenity of neighbouring properties

5. The development hereby approved shall be used only as a builder's merchant and within which the trade counter area / small product store / display area for kitchens and bathrooms shall be limited to the area coloured yellow in drawing 8663s-PA13.

Reason

The site is located away from the town centre where a retail use would be contrary to the National Planning Policy Framework and Local Plan policy R4 Car parking provision would need to be re assessed for a different use category

6. The works associated with providing access to the Builders Merchant, shall be constructed in accordance with the approved drawings before the development comes into use. The gradient of the site access road shall not be steeper than 1 in 25 for the initial 10m from the Park Road nearside road channel line, and thereafter no steeper than 1 in 12. The carriageway, footways, footpaths, cycleways etc associated with providing access to the Builders Merchant shall be designed, constructed and drained in accordance with the approved drawings before the development comes into use. Details of longitudinal/cross sections shall be submitted to the Local Planning Authority for approval before work commences on site and no work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development comes into use.

Reason

To ensure a minimum standard of construction in the interests of highway safety. To support Local Transport Plan Policies: LD5, LD7, LD8

7. The approved use shall not commence until the vehicle parking, cycle stands and the 2x EV charging points have been provided in accordance with drawing ref 8663s-PA03F 'Proposed site layout plan. The approved facilities shall be retained for the lifetime of the development hereby approved.

Reason

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

8. A footpath/cycleway link from Middlefield shall be provided prior to the beneficial use of the builders' merchants hereby approved and which shall link continuously and conveniently to the nearest existing cycleway and footway on Park Road. The layout shall provide for safe and

convenient access by cycle and also be designed to link into the future residential site, all in accordance with further details which must have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure a suitable standard of crossing for pedestrian safety.

9. The development shall not commence until visibility splays providing clear visibility of 120 metres measured 2.4 metres down the centre of the access road and the nearside channel line of the carriageway edge 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 (as amended) or any Order revoking and re-enacting that Order with or without amendments, 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 grown 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.

10. Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

11. The internal 'manual operation security gates' must remain open during the hours of trading to provide access to the additional parking places to prevent overflow parking on the highway.

Reason

In the interests of highway safety.

12. The approved use shall not commence until a right turn lane and pedestrian refuge has been provided within the carriageway of the A590 as indicated on 'Illustrative site master plan ref 86663s/PA0 2F' Proposed site layout and in accordance with further details which must have first been submitted to and approved in writing with the Local Planning Authority.

Reason

In the interests of public safety

13. Development shall not commence until a Construction Traffic Management and Construction Surface Water Management Plan has been submitted to and approved in writing by the local planning authority. This shall include details of:
- Details of proposed crossings of the highway verge;
 - Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
 - Cleaning of site entrances and the adjacent public highway;
 - Details of proposed wheel washing facilities;
 - The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
 - Construction vehicle routing; the management of junctions to and crossings of the public highway and other public rights of way/footway;
 - Details of any proposed temporary access points (vehicular / pedestrian)
 - Details of measures to avoid surface water running off the construction site onto the highway

Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

14. Prior to the commencement of any development, a surface water sustainable drainage scheme, based on sustainable drainage principles and the hierarchy of drainage options in the National Planning Practice Guidance and Local Plan policy C3a with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards including details of water quality controls. The drainage scheme shall be completed in accordance with the approved details prior to the beneficial use of the development hereby approved and the approved drainage scheme shall thereafter be retained at all times

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

15. The development hereby approved shall not be brought into use until details of a management and maintenance plan for the sustainable drainage system required by condition no 14 which shall cover the lifetime of the development, has been submitted to and approved in

writing by the Local Planning Authority. The sustainable drainage system shall thereafter be managed and maintained at all times in accordance with the approved details.

Reason

To ensure that adequate and appropriate funding, responsibility and maintenance mechanisms are in place for the lifetime of the development, in order to ensure the appropriate drainage of the site and to reduce the risk of flooding, and to accord with Local Plan policy C3a.

16. Prior to the commencement of development a Construction Management Method Statement shall have been submitted to and approved in writing with the planning authority. The method statement shall cover all phases of the development and take account of all contractors or sub-contractors and will be expected to include:

Details of phasing of the construction work including a programme of work for the demolition and construction phase;

-Procedures to monitor and mitigate noise and vibration from the construction and demolition and to monitor any properties at risk of damage from vibration, as well as taking into account noise from plant, machinery, vehicles and deliveries, with reference to BS 5228 - Code of practice for noise and vibration control on construction and open sites. All measurements should make reference to BS 7445 -

-Description and measurement of environmental noise;-Hours of working and deliveries;

-Mitigation measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, dust and light pollution;

-Mitigation measures to control the emissions of dust and dirt during construction and demolition;

-A written procedure for dealing with complaints regarding the construction or demolition;-A site log book to record details and action taken in response to exceptional noisy incidents or dust-causing episodes. It should also be used to record the results of routine site inspections;

-Details of lighting to be used on site;

-Mitigation measures to ensure that no harm is caused to protected species during construction;

-The provision of facilities for the cleaning of vehicle tyres where haul routes meet the public highway to avoid deposition of mud/debris on the public highway and the generation of dust.

Reason

To protect the residential amenities of the area from noise, dust etc.

17. No development shall be commenced until a scheme for the protection of trees and hedges located along the site's southern boundary has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall also provide for no excavation, site works, trenches or channels to be cut or laid or soil waste or other materials

deposited so as to cause damage or injury to the root structure of the retained trees or hedges. The approved scheme of protection measures shall be implemented in its entirety before any works are carried out, including any site clearance work, and thereafter retained during building operations until the completion of the development or in accordance with a scheme to be agreed in writing.

Reason

To protect an important landscape feature and a feature of biodiversity interest

18. The approved details of landscaping as shown on Landscape Proposals Plan ref 253 PA 01E shall have been implemented in accordance with a detailed phasing plan/timescale to be submitted to and approved in writing with the Planning authority prior to the commencement of any development. Any trees, hedgerows 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 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

To ensure that the green infra structure and proposed landscaping is delivered having regard to the visual amenities of the area which includes the strategic route into Barrow

19. Prior to the beneficial use of the development a detailed scheme to deliver a net gain in Biodiversity including a timescale for implementation shall have been submitted to and approved in writing with the planning authority. The scheme shall be based on the submitted 'Biodiversity Framework Plan' ref 8663s/PA12 and include, bat, bird boxes, the management of the hedgerow to southern boundary and sections of the proposed temporary ponds. The scheme shall include measures for the future management of the biodiversity features. The scheme shall be implemented in full in accordance with the approved timescale and managed thereafter in accordance with the approved details.

Reason

To ensure that the stated green infra structure and biodiversity enhancements are achieved to accord with the Council's Bio Diversity Supplementary Planning Document.

20. External lighting shall be switched on only during the operating hours defined by condition 4 above.

Reason

To control light pollution, to give effect to the recommendations of the Preliminary Ecological Appraisal [World Ecology Ltd August 2021], and to accord with Local Plan policies DS2 and DS5.

21. Site strip prior to development shall be undertaken under archaeological supervision and any sub surface remains shall be recorded in accordance with a scheme of archaeological works to be submitted to and approved in writing with the Local Planning Authority.

Reason

To give effect to the Archaeological Desk Based Assessment [Oxford Archaeology August 2021].

22. Prior to the commencement of any above ground building works details of the proposed brickwork to external elevations shall have been submitted to and approved in writing by the Planning Authority. The development shall then proceed in accordance with the approved details.

Reason

To ensure that the materials are sensitive to the location as required by Local Plan Policy DS5.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 2015 (or any Order revoking and re-enacting that Order with or without modification) no fences or walls shall be erected, included any replacement fencing of a different design or appearance, within the application site other than those hereby approved under references 'Fencing and Street Furniture ref 8663s/PA11A' in the location shown on the 'Proposed Site Layout ref 8663s/PA03F'.

Reason

To protect the contribution of the proposed landscaping to Park Road boundary, to avoid the approved fencing being replaced by in appropriate fencing, to protect the general amenities of the area, to accord with Local Plan policies DS2, DS5 and DS7.

24. Prior to the beneficial use of the development hereby approved the close boarded fence must have been installed as per the 'Fencing and Street Furniture ref 8663s/PA11A' in the location shown on the 'Proposed Site Layout ref 8663s/PA03F' and which shall be permanently retained for the lifetime of the development hereby approved.

Reason

To give effect to the recommendations of the Noise: The Environmental Noise Assessment Report Ref No. 9990, dated 5th August 2021.

25. The site area to be stripped shall be limited to the part of the application site subject of the full planning permission.

Reason

To prevent the area subject of the outline permission being stripped prior to the grant of full planning permission.

26. External storage shall only occur in the positions shown or exceed the height limits stated as per drawing ref 8663s-PA10A External racking layout.

Reason

To control the location and heights of stored materials having regard to the prominent location relative to the A590 and the need to protect the amenities of future occupants of the development granted outline planning permission; and

- (C) Barrow-in-Furness Borough Council hereby give notice in pursuance of the provisions of the above-mentioned regulations that outline planning permission has been granted for the carrying out of the development referred to under (ii) above and subject to the following conditions:-

27. No development shall take place until full details of the access, appearance, landscaping, layout and scale of the development (referred to herein as Reserved Matters) have been submitted to and approved by the Planning Authority and the development shall conform to such approved details.

Reason

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

28. Application for Reserved Matters must be made not later than the expiration of three years beginning with this permission and the development must be begun not later than whichever is the later of the following dates:
- a) The expiration of three years from the date of this permission
 - b) The expiration of two years from the final approval of the Reserved Matters or in the case of approval on different dates, the final approval of the last such Matter to be approved.

Reason

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

29. The Reserved Matters of access, appearance, landscaping, layout and scale for this outline element of the approved development shall generally accord with the parameters as shown within the Development Framework Plan (Ref: 8663s-PA04E).

Reason

For the avoidance of doubt and to ensure the development is carried out as approved.

Highway conditions

30. No dwellings or buildings or structures shall be commenced until the access roads, as approved, are defined by kerbs and sub base construction.

Reason

To ensure that the access roads are defined and laid out at an early stage and to prevent mud and dust from contaminating the highway.

31. The development shall not commence until visibility splays providing clear visibility of 60 metres measured 2.4 metres down the centre of the access road and the nearside channel line of the carriageway edge 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 grown 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.

32. No dwellings shall be occupied (unless in accordance with a scheme of phasing previously submitted to and approved in writing by the Planning Authority) until the estate road, including footways, has been constructed in all respects to base course level, and street lighting has been provided and brought into full operational use in accordance with details approved under condition no 8 below, including any scheme of phasing.

Reason

To ensure a suitable level of access provision to the development and to accord with saved policy E2 of the Local Plan Review 1996 to 2006.

33. The carriageway, footways and footpaths shall be designed, constructed, drained and lit to an adoptable standard and in this respect further details, including a full specification, setting out plan, lighting details, longitudinal and cross sections, and details of phasing

shall have been submitted to and approved in writing by the Planning Authority prior to the laying out of the approved estate roads. The development shall then proceed in accordance with the approved details.

Reason

To secure the requirements of the County Council as Highway Authority, and to provide a safe environment for pedestrians and other users and to ensure an adequate standard of highway construction, and to accord with saved policy E2 of the Local Plan Review 1996 to 2006.

34. Footways shall be provided that link continuously and conveniently to the nearest existing footway. Pedestrian links within and to and from the site shall be provided that is convenient to use and which shall include a pedestrian link through to Bank Lane, and connecting the development to the footway network in Middlefield.

Reason

To deliver an adequate standard of pedestrian access having regards to promoting sustainable transport modes and public safety. |To accord with Local Plan policies DS2, DS5 and H7.

35. The site layout shall include two vehicular accesses from Middlefield to provide a loop road layout which also delivers an alternative vehicular access point. No vehicular access shall be taken from Bank Lane.

Reason

To achieve a layout which accords with the Cumbria Development Design Guide, to accord with Local Plan policy DS5 and H7, in the interests of public safety.

36. Prior to the occupation of the 20th dwelling a programme for the completion of the estate roads including footways and the works referred to in conditions 34 and 35 above where shown shall have been submitted to and approved in writing by the Planning Authority and the estate roads shall then be completed in accordance with the approved programme and the details approved under condition 8 above. If the estate road is not adopted as a public highway, then full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall, in addition to the aforementioned programme, be submitted to and approved by the Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details.

Reason

To ensure that a suitable standard of provision for pedestrians and vehicles is delivered and to accord with saved policy E2 of the Local Plan Review 1996 to 2006.

37. Development shall not commence until a Construction Traffic Management and Construction Surface Water Management Plan has been submitted to and approved in writing by the local planning authority. This shall include details of:
- Details of proposed crossings of the highway verge;
 - Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
 - Cleaning of site entrances and the adjacent public highway;
 - Details of proposed wheel washing facilities;
 - The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
 - Construction vehicle routing; the management of junctions to and crossings of the public highway and other public rights of way/footway;
 - Details of any proposed temporary access points (vehicular / pedestrian)
 - Details of measures to avoid surface water running off the construction site onto the highway

Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

Drainage Conditions

38. Prior to the commencement of any development, a surface water sustainable drainage scheme, based on sustainable drainage principles and the hierarchy of drainage options in the National Planning Practice Guidance and Local Plan policy C3a with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards including details of water quality controls, maximum flow rates and attenuation. The drainage scheme shall be completed in accordance with the approved details prior to the beneficial use of the development hereby approved and the approved drainage scheme shall thereafter be retained at all times

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

39. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and agreed in writing with the planning authority.

The sustainable drainage management and maintenance plan shall include as a minimum:

Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a management company; and

Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved drainage management and maintenance plan for the lifetime of the development.

Reason

To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development, to secure compliance with the consultation responses of the County Council as Lead Local Flood Authority and United Utilities.

40. Foul drainage shall be provided by means of a connection to either a public foul or combined sewer in accordance with details which must have been submitted to and approved in writing by the planning authority prior to the commencement of development. No dwelling shall be occupied until it has been connected to the sewer in accordance with the approved details.

Reason

To ensure that there is an acceptable means of sewage disposal.

Ground Investigation conditions

41. 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 give effect to the recommendations within the Phase II (intrusive) ground investigations report.

42. The Remediation Scheme approved pursuant to condition no 17 above shall be implemented in accordance with a scheme of phasing to be submitted to and approved in writing prior to the commencement of any

development and a Verification Report shall then be submitted which in respect of any residential curtilage shall be issued prior to the occupation of that dwelling.

Reason

To ensure that any harm posed by contamination is mitigated.

43. If contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the 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 measures are in place to address any unexpected contamination.

44. 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 no contamination is accidentally brought onto the site via imported material.

Landscaping/bio diversity conditions

45. Prior to the commencement of any development, a landscape scheme and landscape and habitat management plan for the site, including the long term design objectives, management responsibilities and maintenance schedules for not less than 5 years following implementation, shall be submitted to and approved in writing by the Local Planning Authority and the design, management objectives and maintenance of the landscaped areas shall thereafter be in accordance with the approved Landscape and Habitat Management Plan. The plan shall show the trees, shrubs and hedgerows, including verges and other open spaces, together with details of a timetable for implementation, (including any phasing of such a scheme) and it must be submitted to

and approved in writing by the Planning Authority. The scheme shall be submitted on a plan not greater than 1:500 in scale and shall contain details of numbers, locations and species of plants to be used and retained. The scheme shall also include street trees as required by Paragraph 131 of the NPPF. The scheme shall be implemented in accordance with the approved details, and all planting and subsequent maintenance shall be to current British Standards. The landscape scheme shall take account of the recommendations set out in Chapter 9 of the Preliminary Ecological Appraisal prepared by Wold Ecology (August 2021) where relevant to this phase of development.

Reason

In the interests of the visual amenities of the area and to ensure that landscaping and bio-diversity net gain are co-ordinated.

46. Prior to the commencement of development measures to provide biodiversity net gain demonstrated by a Defra based metric shall have been submitted to and approved in writing by the Planning Authority including a scheme of phasing. The development shall only proceed in accordance with the approved details including the approved phasing scheme.

Reason

To demonstrate that a net gain in bio diversity will be delivered.

47. All planting, seeding or turfing comprised in the approved matters of landscaping shall be carried out in the first planting and seeding seasons following 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, hedgerows 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 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 to accord with Local Plan policies DS2, DS5, DS6

Open space

48. The development shall be laid out to include areas of open space based upon or equal to those shown on the Framework Plan 8663s-PA04E

Reason

To ensure adequate open space is provided for both visual and functional purposes and to accord with Local Plan policies DS2, G11 and G14.

Construction phase conditions

49. Prior to the commencement of development a Construction Management Method Statement shall have been submitted to and approved in writing with the planning authority. The method statement shall cover all phases of the development and take account of all contractors or sub-contractors and will be expected to include:

Details of phasing of the construction work including a programme of work for the demolition and construction phase;

-Procedures to monitor and mitigate noise and vibration from the construction and demolition and to monitor any properties at risk of damage from vibration, as well as taking into account noise from plant, machinery, vehicles and deliveries, with reference to BS 5228 - Code of practice for noise and vibration control on construction and open sites. All measurements should make reference to BS 7445 -

-Description and measurement of environmental noise;-Hours of working and deliveries;

-Mitigation measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, dust and light pollution;

-Mitigation measures to control the emissions of dust and dirt during construction and demolition;

-A written procedure for dealing with complaints regarding the construction or demolition;-A site log book to record details and action taken in response to exceptional noisy incidents or dust-causing episodes. It should also be used to record the results of routine site inspections;

-Details of lighting to be used on site;

-Mitigation measures to ensure that no harm is caused to protected species during construction;

-The provision of facilities for the cleaning of vehicle tyres where haul routes meet the public highway to avoid deposition of mud/debris on the public highway and the generation of dust.

Reason

To protect the residential amenities of the area from noise, dust etc.

Restrictions on permitted development

50. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)(or any Order revoking and re-enacting that Order with or without modifications) or not, including any provision in Article 3 or Schedule 2, Part 2 Class B of that Order no vehicular access or accesses shall be formed onto Bank Lane.

Reason

A proliferation of individual house accesses would be detrimental to the safety of pedestrians and users of the adjacent highways, would potentially result in vehicle parking in prominent locations to the

unacceptable visual detriment of the street scene contrary to Local Plan policies DS2, DS5 and H7.

51. All vehicle parking spaces and the accesses thereto must be reserved for the parking of private motor vehicles and no permanent development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015(as amended) (or any Order revoking or re-enacting that Order with or without modifications) or not, shall be carried out on that area of land in such position as to preclude vehicular access to any part of the development hereby permitted.

Reason

To ensure that proper access and parking provision is made and retained for the use associated with the development hereby permitted.

*Section 106 Obligation

Required to deliver minimum 10% affordable housing, open space maintenance, and financial contribution/dedication of footpath as a PROW as per CCC requirement : Not to permit the sale or Occupation of any more than 25 dwellings on the Site until the sum of £91,743 (+ indexation) has been paid to the local Highway Authority as a contribution towards a highway improvements scheme 'improvement of the Park Road / Bank Lane junction' and the footpath link to the south of the site linking Middlefield and Park Road as a Public Right of Way via a Creation Order or Creation Agreement'. (Wording to be based on standard wording) and; the actual wording for the s106 to be delegated to the Head of Development Management.

119 – Land between 14 and 16 Marsh Street, Barrow-in-Furness

From Mr Scott Wilkinson c/o S H Wilkinson Architects Ltd in respect of the erection of two storey block of 8 self-contained flats with communal areas and staffing facilities for assisted living (Use Class C2) including new access to highway off Marsh Street and Pottery Street on Land between 14 and 16 Marsh Street, Barrow-in-Furness as shown on planning application number 2022/0059.

Representations received and the results of consultations were reported.

It was moved by Councillor Tyson and seconded by Councillor Hall, and

RESOLVED:- It was unanimously agreed that, subject to no additional material conditions being received within the unexpired consultation period that would warrant re-consideration of the application, 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 4.2.22 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent:

Application form dated 2.2.22
Proposed visual 001 Rev p5
Proposed Visual 002 Rev P5
Proposed street view Rev P5
Proposed side elevation Rev P6
Proposed front elevation Rev P5
Proposed rear elevation Rev P5
Proposed roof plan Rev P5
Proposed ground floor plan Rev P6
Proposed first floor plan Rev P5
Proposed site plan Rev P5
Proposed courtyard elevation Rev P6
Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment Report 0122/2 6th January 2022 by South Lakes Ecology, including all recommendations contained therein.

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 above slab level until samples of the materials to be used in the construction of the external surfaces of the buildings and driveways hereby permitted have been submitted to and approved in writing by the Planning Authority. 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.

4. No development shall take place above slab level until a landscape scheme for the site, showing any trees, shrubs and hedgerows, including verges and other open spaces, together with details of a timetable for implementation, (including any phasing of such a scheme) has been submitted to and approved in writing by the Planning Authority. The scheme shall be submitted on a plan not greater than 1:500 in scale and shall contain details of numbers, locations and species of plants to be used. The scheme shall be implemented in accordance with the approved details in the first planting season following beneficial occupation and all planting and subsequent maintenance shall be to current British Standards.

Reason

In the interests of the visual amenities of the area.

5. No development shall take place above slab level until details of the proposed boundary treatments, including a schedule of materials and a schedule for implementation, shall be submitted to and approved in writing by, the Planning Authority. Boundaries forward of the buildings facing the highway shall be of brickwork. The subsequently approved treatment shall be completed in full prior to occupation and thereafter be permanently retained.

Reason

In the interests of the character and appearance of the area and the privacy of adjacent residents by ensuring that the site is adequately screened.

6. No development shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period.

The plan/statement shall provide for:

- 24 hour emergency contact number;
- Hours of operation;
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Routes for construction traffic;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud being carried onto the highway;
- Measures to protect vulnerable road users (cyclists and pedestrians)
- Any necessary temporary traffic management measures;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;

- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason

In the interests of minimising the amenity on adjacent residents during the period of construction works.

Before Occupation

7. No part of the development hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the Planning Authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
 - i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. include a timetable for its implementation; and
 - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason

In order to ensure that the site is adequately drained in accordance with the sustainable principles found in the NPPF.

8. Unless the Planning Authority gives written agreement that it is impractical to do so, all hard surfaced areas associated with vehicle use shall be of permeable construction, and detailed drawings (including cross sections of sub surface and surface materials) shall be submitted to and approved in writing by the Planning Authority. The scheme shall be implemented in accordance with the approved details prior to beneficial occupation of any part of the development, or in accordance with a phasing scheme agreed in writing with the Planning Authority.

Reason

In order to ensure that the site is adequately drained in accordance with the sustainable principles found in the NPPF.

9. The use of the development shall not commence until suitable receptacles for both unrecyclable refuse, and for recyclable materials in accordance with the Council's current recycling initiatives, have been

provided to serve the development as shown on the layout plan approved under Condition 2 above and including the approved screen.

Reason

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

10. The beneficial use of the development shall not commence until the access and parking requirements have been constructed in accordance with the approved plan(s), or in accordance with any scheme of phasing subject to prior written agreement with the Planning Authority. Any such access and parking provision shall be permanently retained and be capable of use when the development is initially occupied, or in accordance with the phasing of the scheme subject to prior written agreement with the Planning Authority and shall not be removed or altered without the prior written consent of the Planning Authority.

Reason

In order to provide a suitable level of parking associated with the development.

11. Prior to the beneficial occupation of the development hereby approved, the proposed biodiversity net gain enhancement measures set out in section 6.2 and Figure 4 of the Preliminary Ecological Appraisal and BNG Assessment by South Lakes Ecology (report 0122/2 dated 6th January 2022) shall be implemented in full.

Reason

In order to achieve biodiversity net gain on the site in accordance with Local Plan policy and the aims of the NPPF.

12. Prior to the beneficial occupation of the development hereby approved, a 2.4 metre x 2.4 metre pedestrian visibility sight splay as measured from the highway boundary (or footpath boundary), shall be provided on both sides of the vehicular access and shall thereafter be so retained.

There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility sight splays thereafter.

Reason

To provide adequate inter-visibility between the pedestrians and users of the access and the existing public highway for the safety and convenience of users of the highway and of the access.

Operational Conditions

13. 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.

Reason

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

120 – Former Robert McBride Ltd building, West Side Park Road, Barrow-in-Furness

From Mr S. Fountain, BAE Systems Marine Limited, c/o Savills in respect of the change of use to Class B8 and installation of short sections of 3m high security fencing at Former Robert McBride Ltd building, West Side Park Road, Barrow-in-Furness as shown on planning application number 2022/0084.

Representations received and the results of consultations were reported.

It was moved by Councillor McEwan and seconded by Councillor Hall, and

RESOLVED:- It was unanimously agreed that planning permission be granted subject to 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 14.2.22 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent:

Application form dated 9.11.21

Workplace Travel Plan by Royal HaskoningDHV Ref PB1700-RHD-ZZ-XX-R-R-0002 0.1/S1

Proposed open mesh fencing detail plan MESH-POS-9565 - 3.0m HIGH DIG IN 60X60 INTERMEDIATE POST ONLY Rev A

Proposed site plan Ref 43X00-GF-DR-00-GF-DR-L-00-0102 A

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 any part of the development hereby approved, a landscape scheme for the site, showing the trees, shrubs and hedgerows, including verges and other open spaces, together with details of a timetable for implementation, (including any phasing of such a scheme) must be submitted to and approved in writing by the Planning Authority. The scheme shall be submitted on a plan not greater than 1:500 in scale and shall contain details of numbers, locations and species of plants to be used. The scheme shall be implemented in accordance with the approved details in the first planting season following the commencement of the use hereby approved, and all planting and subsequent maintenance shall be to current British Standards.

Reason

In the interests of the visual amenities of the area and to conform with Policy DS7 of the adopted Barrow Borough Local Plan in terms of development on strategic routes.

4. Prior to the commencement of use of the development hereby approved an Energy Statement shall be submitted to and be approved in writing by the Local Planning Authority indicating how energy efficient measures can be introduced and improved on the site. The change of use shall proceed in accordance with the approved measures.

Reason

In order to comply with the requirements of the NPPF and Policy DS2 and DS5 in relation to energy efficiency.

5. Prior to the commencement of use of the development hereby approved, provision shall be made for secure indoor facilities for cyclists and walkers, including changing/showering facilities, safe storage of cycles, with power points for charging electric bikes, prior details of which shall be submitted to and approved in writing by, the Local Planning Authority. The facilities shall be laid out in accordance with the approved details, and thereafter permanently retained unless the LPA gives prior approval to any change.

Reason

In order to encourage sustainable travel in accordance with the aims of the NPPF and policies I4 and I5 of the adopted Barrow Borough Local Plan.

Operational Conditions

6. Within 12 months of the commencement of use of any part of the development hereby approved, the occupier shall submit a Sustainable Travel Plan to the Local Planning Authority for its approval. The Plan shall identify the measures to be taken to encourage the achievement of a modal shift away from the use of private motor cars by employees to sustainable transport modes, and shall include the following;
- (i) Targets for sustainable travel arrangements, including a time-frame and details of financial commitments to achieve these targets;
 - (ii) Effective measures for the ongoing monitoring of the Plan;
 - (iii) A commitment to delivering the Plan objectives for a period of at least 5 years from the first occupation of the development;
 - (iv) Effective mechanisms to achieve the objectives of the Plan by both present and future occupiers of the development.

The site operator shall thereafter permanently implement the subsequently approved measures, and provide the Planning Authority with an annual report reviewing the effectiveness of the Sustainable Travel Plan, including any revisions to its operation.

Reason

In order to aid in the delivery of sustainable transport objectives as identified in the NPPF and Policies 14 and 15 of the adopted Barrow Borough Local Plan.

7. Any external lighting shall at all times be directed and shielded so as to minimise light spillage outside of the application site, and shall not shine directly into the windows of adjacent neighbouring properties or farmland.

Reason

To minimise light pollution and to safeguard the amenities of the area.

8. The premises must be used and operated so as not to give rise to any increase in background(L90) noise levels at a point 2 metres from the facade of the nearest noise sensitive building beyond the applicant's boundaries.

Reason

In order to protect the residential amenity of nearby properties.

9. The access must not be used by HGVs between the hours of 10pm and 6am. the following day.

Reason

In order to protect the residential amenity of the area.

10. The premises shall only be used for the storage of items that can be transported with standard HGV vehicles and road going vehicles, without the need for road closures.

Reason

In the interests of the flow of traffic on this major route into and out of Barrow

11. Within 12 months of the commencement of use of the development hereby approved, a minimum of 2 electric vehicle charging points shall be installed on the site car park and made available for use. The EVCPs shall be retained, serviced and be available for operational use for as long as the factory remains in operational use.

Reason

In the interests of achieving sustainable travel in accordance with the NPPF and policies I4 and I5 of the adopted Barrow Borough Local Plan.

The meeting closed at 2.52 pm.

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Terms of Reference

<u>Planning Committee</u>		
Membership	Terms of Reference	Delegation of Functions
12 members of the authority	<ul style="list-style-type: none"> • Functions relating to town and country planning and development control as specified in Part (a) Schedule 1 to the Local Authorities (Functions and Responsibilities)(England) Regulations 2000/SI2853 (a copy of that schedule is reproduced as Schedule 1 to this part of the Constitution). • For avoidance of doubt, these powers and functions include power in respect of any approval, consent or other matter for which the Committee is responsible: • To impose any condition, limitation or other restriction or other terms. • To determine whether and in what manner to enforce any failure to comply with the same • To amend, vary, modify or revoke the same or any condition, limitation or term thereof. • All building regulations matters unless otherwise delegated. • Powers relating to the protection of important hedgerows. • Powers relating to the preservation of trees. • The functions relating to High Hedges under Part 8 of the Anti-Social Behaviour Act 2003. • Those miscellaneous functions relating to the public rights of way exercisable by a District Council as specified in Part (1) Schedule 1 of the Functions Regulations. 	<p>See Part 3(2) for delegations to:-</p> <ul style="list-style-type: none"> • Section A - Director of People and Place • Section C - Head of Development Management • Section D - Head of Building Control

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PLANNING COMMITTEE

24/05/2022

Delegated Decisions made between

30/03/2022

and

11/05/2022

For Information

Ladies and Gentlemen,

Town & Country Planning Act 1990 (as amended)
 Planning (Listed buildings and Conservation Areas) Act 1990 (as amended)
 Town & Country Planning (Development Management Procedure) (England) Order
 2015 (as amended)
 Town and County Planning (Control of Advertisements) (England) Regulations 2007.

The Planning applications in this report have been determined by the **Head of Development Management** under delegated authority (Minute No. 107, Executive Committee, 7th February 2018, confirmed by Council 1st March 2018 (Minute No. 63)). The decisions are reported for your information.

Director of People and Place

Working together to support sustainable development within the Borough of Barrow-in-Furness



DELEGATED DECISIONS

<p>Reference: B18/2021/0772</p> <p>Decision: APPCOND</p> <p>Decision Date: 11/04/2022</p>	<p>Location: Charnleys Home and Garden Ulverston Road Dalton-in-Furness Cumbria LA15 8JH</p> <p>Proposal: Construction of two storey front extension creating additional storage areas.</p>	<p>Ward: Dalton North Ward</p> <p>Parish: Lindal and Marton Parish Council</p> <p>Case Officer: Barry Jesson</p>
<p>Reference: B22/2022/0016</p> <p>Decision: APPCOND</p> <p>Decision Date: 14/04/2022</p>	<p>Location: Barrow Railway Station Station Approach Barrow-in-Furness Cumbria LA14 5QZ</p> <p>Proposal: Advertisement consent to display a totem sign for the Barrow Gateway Project.</p>	<p>Ward: Hindpool Ward</p> <p>Parish: N/A</p> <p>Case Officer: Jennifer Dickinson</p>
<p>Reference: B22/2022/0017</p> <p>Decision: APPCOND</p> <p>Decision Date: 20/04/2022</p>	<p>Location: Dalton Road, Barrow-in-Furness, Cumbria</p> <p>Proposal: Advertisement consent to display a totem sign for the Barrow Gateway Project.</p>	<p>Ward: Hindpool Ward</p> <p>Parish: N/A</p> <p>Case Officer: Jennifer Dickinson</p>
<p>Reference: B21/2022/0064</p> <p>Decision: APPCOND</p> <p>Decision Date: 13/04/2022</p>	<p>Location: 157 Salthouse Road, Barrow-in-Furness, Cumbria, LA13 9TT</p> <p>Proposal: Erection of a detached garage to rear of property to replace existing garage.</p>	<p>Ward: Risedale Ward</p> <p>Parish: N/A</p> <p>Case Officer: Adrian Adams</p>

DELEGATED DECISIONS

Working together to support sustainable development within the Borough of Barrow-in-Furness



<p>Reference: B13/2022/0133</p> <p>Decision: REFUSED</p> <p>Decision Date: 27/04/2022</p>	<p>Location: 8 Rock Lea Close Barrow-in-Furness Cumbria</p> <p>Proposal: Erection of the approved house type but constructed with its eaves 1m taller than approved giving a height of 5.7m to the eaves and attached garage (retrospective)</p>	<p>Ward: Hawcoat Ward</p> <p>Parish: N/A</p> <p>Case Officer: Barry Jesson</p>
<p>Reference: B18/2022/0176</p> <p>Decision: APPCOND</p> <p>Decision Date: 09/05/2022</p>	<p>Location: Robbs Water Farm Park Road Barrow-in-Furness Cumbria LA14 4QP</p> <p>Proposal: Extension to existing agricultural building to form accommodation for dairy cows and machinery storage.</p>	<p>Ward: Ormsgill Ward</p> <p>Parish: N/A</p> <p>Case Officer: Barry Jesson</p>
<p>Reference: B21/2022/0178</p> <p>Decision: APPCOND</p> <p>Decision Date: 26/04/2022</p>	<p>Location: 27 North Scale Barrow-in-Furness Cumbria LA14 3RW</p> <p>Proposal: Erection of a single storey garden study building in rear garden.</p>	<p>Ward: Walney North Ward</p> <p>Parish: N/A</p> <p>Case Officer: Adrian Adams</p>
<p>Reference: B21/2022/0189</p> <p>Decision: APPCOND</p> <p>Decision Date: 29/04/2022</p>	<p>Location: 20 Lincoln Street Barrow-in-Furness Cumbria LA14 5HS</p> <p>Proposal: Erection of replacement single storey flat roofed rear extension to form utility room and erection of replacement rear yard boundary wall.</p>	<p>Ward: Parkside Ward</p> <p>Parish: N/A</p> <p>Case Officer: Jennifer Dickinson</p>

DELEGATED DECISIONS

Working together to support sustainable development within the Borough of Barrow-in-Furness



<p>Reference: B21/2022/0191</p> <p>Decision: APPCOND</p> <p>Decision Date: 05/05/2022</p>	<p>Location: 95 Yarlside Road, Barrow-in-Furness, Cumbria, LA13 0EY</p> <p>Proposal: Construction of first floor side extension over existing garage to form additional en-suite bedroom and front porch.</p>	<p>Ward: Roosecote Ward</p> <p>Parish: N/A</p> <p>Case Officer: Jennifer Dickinson</p>
<p>Reference: B21/2022/0203</p> <p>Decision: APPCOND</p> <p>Decision Date: 09/05/2022</p>	<p>Location: 85 Glenridding Drive Barrow-in-Furness Cumbria LA14 4PA</p> <p>Proposal: Proposed rear ground floor flat roof bedroom/gymnasium/hallway extension with lantern feature and omission of roof enlargement previously proposed – resubmission of 2021/0639</p>	<p>Ward: Hawcoat Ward</p> <p>Parish: N/A</p> <p>Case Officer: Barry Jesson</p>
<p>Reference: B20/2022/0031</p> <p>Decision: APPCOND</p> <p>Decision Date: 29/04/2022</p>	<p>Location: Telephone Kiosks Next to Public Library Abbey Road Barrow-in-Furness Cumbria</p> <p>Proposal: Change of use: two red (Listed) telephone kiosks from "Sui Generis - Telephone Kiosks to "Use Class F1(b) to Display of Works of Art"</p>	<p>Ward: Hindpool Ward</p> <p>Parish: N/A</p> <p>Case Officer: Maureen Smith</p>
<p>Reference: B21/2022/0101</p> <p>Decision: APPCOND</p> <p>Decision Date: 30/03/2022</p>	<p>Location: 10 Tees Gardens, Barrow-in-Furness, Cumbria, LA14 3LY</p> <p>Proposal: Erection of single storey side extension</p>	<p>Ward: Walney North Ward</p> <p>Parish: N/A</p> <p>Case Officer: Jennifer Dickinson</p>

DELEGATED DECISIONS

Working together to support sustainable development within the Borough of Barrow-in-Furness



<p>Reference: B26/2022/0103</p> <p>Decision: REFUSED</p> <p>Decision Date: 31/03/2022</p>	<p>Location: 66 Rakesmoor Lane Barrow-in-Furness Cumbria LA14 4LQ</p> <p>Proposal: Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) A single storey side extension forming ground floor store/utility and erection of a front porch.</p>	<p>Ward: Hawcoat Ward</p> <p>Parish: N/A</p> <p>Case Officer: Adrian Adams</p>
<p>Reference: B21/2022/0197</p> <p>Decision: APPCOND</p> <p>Decision Date: 20/04/2022</p>	<p>Location: 3 Central Drive Barrow-in-Furness Cumbria LA14 3HU</p> <p>Proposal: Demolition of existing rear conservatory. New rear single storey flat roofed extension for use a kitchen/diner and extension to existing bathroom and bedroom. (Resubmission of B21/2021/0385)</p>	<p>Ward: Walney South Ward</p> <p>Parish: N/A</p> <p>Case Officer: Jennifer Dickinson</p>
<p>Reference: B21/2022/0198</p> <p>Decision: APPCOND</p> <p>Decision Date: 09/05/2022</p>	<p>Location: 6 Leece Drive Dalton-in-Furness Cumbria LA15 8NP</p> <p>Proposal: Proposed loft conversion and rear dormer extension</p>	<p>Ward: Dalton South Ward</p> <p>Parish: Dalton Town with Newton Parish Council</p> <p>Case Officer: Adrian Adams</p>
<p>Reference: B21/2022/0199</p> <p>Decision: APPCOND</p> <p>Decision Date: 05/05/2022</p>	<p>Location: 8 Borrowdale Gardens, Barrow-in-Furness, Cumbria, LA14 4LU</p> <p>Proposal: Extension to front bedroom to provide a separate living area (disabled adaptation).</p>	<p>Ward: Hawcoat Ward</p> <p>Parish: N/A</p> <p>Case Officer: Jennifer Dickinson</p>

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<p>Reference: B21/2022/0208</p> <p>Decision: APPCOND</p> <p>Decision Date: 03/05/2022</p>	<p>Location: 24 Estuary Park, Askam-in-Furness, Cumbria, LA16 7JA</p> <p>Proposal: Block up existing garage door, replace with window, and creation of new entrance door to side elevation.</p>	<p>Ward: Dalton North Ward</p> <p>Parish: Askam and Ireleth Parish Council</p> <p>Case Officer: Adrian Adams</p>
<p>Reference: B28/2021/9005</p> <p>Decision: NO COMMENT</p> <p>Decision Date: 22/04/2022</p>	<p>Location: Sinkfall Farm Waste Transfer Station Rakesmoor Lane Barrow-in-Furness Cumbria</p> <p>Proposal: Extension to previously approved (6/18/9005) for erection of building to cover existing Biomass drying floors and vehicle parking and creation of workshop and associated ground works (part retrospective)(County Matter)</p>	<p>Ward: Hawcoat Ward</p> <p>Parish: N/A</p> <p>Case Officer: Jason Hipkiss</p>
<p>Reference: B18/2022/0216</p> <p>Decision: APPCOND</p> <p>Decision Date: 29/04/2022</p>	<p>Location: Abbey Meadow Nursing Home, Duchy Court, Barrow-in-Furness, Cumbria, LA13 0BF</p> <p>Proposal: Construction of single storey infill extension to boiler room to create store.</p>	<p>Ward: Newbarns Ward</p> <p>Parish: N/A</p> <p>Case Officer: Jennifer Dickinson</p>
<p>Reference: B21/2022/0224</p> <p>Decision: APPCOND</p> <p>Decision Date: 10/05/2022</p>	<p>Location: 4 Shelley Drive, Barrow-in-Furness, Cumbria, LA13 9UD</p> <p>Proposal: Front wrap around pitched roof extension for use as a W.C.</p>	<p>Ward: Newbarns Ward</p> <p>Parish: N/A</p> <p>Case Officer: Jennifer Dickinson</p>

DELEGATED DECISIONS

Working together to support sustainable development within the Borough of Barrow-in-Furness



<p>Reference: B28/2022/0206</p> <p>Decision: APPROVED</p> <p>Decision Date: 09/05/2022</p>	<p>Location: Solway Drive, South Site, Barrow-in-Furness Cumbria</p> <p>Proposal: Application for approval of details reserved by Condition No. 11 (Remediation Verification Reports) and 17 (testing of imported/re used soils) of planning permission 2019/0772 (Application for a Minor Material Amendment following the grant of planning permission 2019/0216 (Erection of 61 houses) to allow layout of the north site to be amended to include 22 no. houses in lieu of 25. Part discharge of condition, plots 3-14.</p>	<p>Ward: Walney North Ward</p> <p>Parish: N/A</p> <p>Case Officer: Charles Wilton</p>
<p>Reference: B21/2022/0218</p> <p>Decision: APPCOND</p> <p>Decision Date: 05/05/2022</p>	<p>Location: 77 Hill Road, Barrow-in-Furness, Cumbria, LA14 4EX</p> <p>Proposal: Demolition of existing garage and construction of single storey front/side pitched roof extension forming extended kitchen, utility, store and covered porch.</p>	<p>Ward: Hawcoat Ward</p> <p>Parish: N/A</p> <p>Case Officer: Adrian Adams</p>
<p>Reference: B13/2021/0997</p> <p>Decision: APPCOND</p> <p>Decision Date: 20/04/2022</p>	<p>Location: The Cedars Abbey Road Dalton-in-Furness Cumbria LA13 0PE</p> <p>Proposal: Demolition of existing dormer bungalow and construction of a 3 bedroomed house.</p>	<p>Ward: Dalton South Ward</p> <p>Parish: Dalton Town with Newton Parish Council</p> <p>Case Officer: Barry Jesson</p>
<p>Reference: B21/2022/0138</p> <p>Decision: APPCOND</p> <p>Decision Date: 22/04/2022</p>	<p>Location: 27 Shearwater Crescent Barrow-in-Furness Cumbria LA14 3JW</p> <p>Proposal: Single storey side extension to extend the current kitchen and bathroom.</p>	<p>Ward: Walney South Ward</p> <p>Parish: N/A</p> <p>Case Officer: Adrian Adams</p>

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Working together to support sustainable development within the Borough of Barrow-in-Furness



<p>Reference: B28/2021/0981</p> <p>Decision: APPROVED</p> <p>Decision Date: 06/05/2022</p>	<p>Location: Armadale Ireleth Road Ireleth Askam-in-Furness Cumbria LA16 7DL</p> <p>Proposal: Application for approval of details reserved by Condition No. 6 (surface water drainage details) of planning permission 2021/0430 (Construction of a detached 1.5 Storey dwelling with detached garage and associated landscaping)</p>	<p>Ward: Dalton North Ward</p> <p>Parish: Askam and Ireleth Parish Council</p> <p>Case Officer: Barry Jesson</p>
<p>Reference: B21/2022/0097</p> <p>Decision: APPCOND</p> <p>Decision Date: 01/04/2022</p>	<p>Location: 4 Vespers Grove Barrow-in-Furness Cumbria LA14 4RX</p> <p>Proposal: Rear single storey detached garden room.</p>	<p>Ward: Hawcoat Ward</p> <p>Parish: N/A</p> <p>Case Officer: Barry Jesson</p>
<p>Reference: B28/2022/0195</p> <p>Decision: APPROVED</p> <p>Decision Date: 19/04/2022</p>	<p>Location: 48 North Scale Barrow-in-Furness Cumbria LA14 3RW</p> <p>Proposal: Notice of intention to (works to trees within conservation area) - removal of 3 Leylandii trees from front garden</p>	<p>Ward: Walney North Ward</p> <p>Parish: N/A</p> <p>Case Officer: Charles Wilton</p>
<p>Reference: BPA4/2022/02 48</p> <p>Decision: PRIOR APPROVAL NOT REQUIRED</p> <p>Decision Date: 20/04/2022</p>	<p>Location: Haggs Ghyll, Green Area, Dalton-in-Furness, Cumbria, LA15 8LJ</p> <p>Proposal: Application for prior notification of agricultural development for an agricultural storage building; proposed lean-to attached to the east of existing building.</p>	<p>Ward: Dalton South Ward</p> <p>Parish: Dalton Town with Newton Parish Council</p> <p>Case Officer: Adrian Adams</p>

DELEGATED DECISIONS

Working together to support sustainable development within the Borough of Barrow-in-Furness



<p>Reference: B21/2022/0139</p> <p>Decision: APPCOND</p> <p>Decision Date: 26/04/2022</p>	<p>Location: 5 Windsor Street, Barrow-in-Furness, Cumbria, LA14 5JR</p> <p>Proposal: Single storey rear extension forming extended kitchen and dining area.</p>	<p>Ward: Parkside Ward</p> <p>Parish: N/A</p> <p>Case Officer: Jennifer Dickinson</p>
<p>Reference: B21/2022/0156</p> <p>Decision: APPCOND</p> <p>Decision Date: 26/04/2022</p>	<p>Location: 17 Park Drive, Barrow-in-Furness, Cumbria, LA13 9BA</p> <p>Proposal: Garage conversion forming bedroom, rear extension forming store and partial loft conversion forming wardrobe.</p>	<p>Ward: Parkside Ward</p> <p>Parish: N/A</p> <p>Case Officer: Jennifer Dickinson</p>
<p>Reference: B28/2022/0151</p> <p>Decision: APPROVED</p> <p>Decision Date: 28/04/2022</p>	<p>Location: Land adjacent to 43 Newton Cross Road, Newton-in-Furness, Cumbria</p> <p>Proposal: Application for approval of condition no. 5 (removal of non native hedgerow and replacement with native species) of planning permission B18/2021/0717 Formation of a manege for non-commercial use only</p>	<p>Ward: Dalton South Ward</p> <p>Parish: Dalton Town with Newton Parish Council</p> <p>Case Officer: Barry Jesson</p>
<p>Reference: B28/2022/0169</p> <p>Decision: APPROVED</p> <p>Decision Date: 20/04/2022</p>	<p>Location: Schneider Court Barrow-in-Furness Cumbria LA14 5FB</p> <p>Proposal: Application for approval of details reserved by Condition No. 7 (verification report), No.9 (testing of imported soils report) and No. 10 (Sustainable drainage and maintenance plan) for planning permission B07/2017/0499 (Construction of 12 houses including landscaping and access)</p>	<p>Ward: Ormsgill Ward</p> <p>Parish: N/A</p> <p>Case Officer: Charles Wilton</p>

DELEGATED DECISIONS

Working together to support sustainable development within the Borough of Barrow-in-Furness



<p>Reference: B28/2022/0260</p> <p>Decision: APPROVED</p> <p>Decision Date: 07/04/2022</p>	<p>Location: Marina Village, Salthouse Road, Barrow-in-Furness, Cumbria</p> <p>Proposal: Application for approval of details reserved by Condition No.17 (Monitoring and Management of Refugia/butterfly scrapes, hibernacula), No. 21 (Reptile Mitigation and Management Plan) and partial details for No. 22 (post remediation reptile monitoring) of planning permission B06/2021/0854 (Full application for remediation of brownfield land for future re-development, demolition of existing structures, mitigation of flood risk and implementation of ecological monitoring, mitigation and enhancement (application includes Environmental Statement)).</p>	<p>Ward: Barrow Island Ward</p> <p>Parish: N/A</p> <p>Case Officer: Maureen Smith</p>
<p>Reference: B21/2022/0075</p> <p>Decision: APPCOND</p> <p>Decision Date: 07/04/2022</p>	<p>Location: 52 Hawcoat Lane Barrow-in-Furness Cumbria LA14 4HF</p> <p>Proposal: Single storey rear and side extension forming shower room, utility and extended kitchen, sitting room and dining room, with external raised decking area.</p>	<p>Ward: Hawcoat Ward</p> <p>Parish: N/A</p> <p>Case Officer: Adrian Adams</p>
<p>Reference: B21/2022/0171</p> <p>Decision: APPCOND</p> <p>Decision Date: 25/04/2022</p>	<p>Location: 114 Glenridding Drive Barrow-in-Furness Cumbria LA14 4PA</p> <p>Proposal: Part Change of Use to Garage to provide Utility Room & Store.</p>	<p>Ward: Hawcoat Ward</p> <p>Parish: N/A</p> <p>Case Officer: Adrian Adams</p>
<p>Reference: B28/2022/0170</p> <p>Decision: APPROVED</p> <p>Decision Date: 20/04/2022</p>	<p>Location: Washington Hotel, Roose Road, Barrow-in-Furness, Cumbria, LA13 9RG</p> <p>Proposal: Application for approval of details reserved by Condition No.8 (closure of highway access on Cambridge Street) for planning permission B07/2017/0029 (Conversion of former Washington hotel to a House of Multiple Occupation with 22 units and 9 self contained apartments with associated parking)</p>	<p>Ward: Risedale Ward</p> <p>Parish: N/A</p> <p>Case Officer: Jennifer Dickinson</p>

DELEGATED DECISIONS

Working together to support sustainable development within the Borough of Barrow-in-Furness



<p>Reference: B21/2022/0153</p> <p>Decision: APPCOND</p> <p>Decision Date: 11/04/2022</p>	<p>Location: 13 Highlands Avenue Barrow-in-Furness Cumbria LA13 0AU</p> <p>Proposal: Demolition of store and garage and construction of 2 storey rear extension with first floor bedroom & ground floor kitchen extension and rear single storey extension to form dining room.</p>	<p>Ward: Newbarns Ward</p> <p>Parish: N/A</p> <p>Case Officer: Adrian Adams</p>
<p>Reference: B21/2022/0160</p> <p>Decision: APPCOND</p> <p>Decision Date: 07/04/2022</p>	<p>Location: 9 Himalaya Avenue Barrow-in-Furness Cumbria LA14 3HE</p> <p>Proposal: Single story side extension for downstairs bedroom with en-suite.</p>	<p>Ward: Walney South Ward</p> <p>Parish: N/A</p> <p>Case Officer: Adrian Adams</p>
<p>Reference: B28/2022/0158</p> <p>Decision: APPROVED</p> <p>Decision Date: 19/04/2022</p>	<p>Location: 25 Empress Drive Barrow-in-Furness Cumbria LA14 3DZ</p> <p>Proposal: Notice of intention to fell tree (within a conservation area)</p>	<p>Ward: Walney South Ward</p> <p>Parish: N/A</p> <p>Case Officer: Charles Wilton</p>
<p>Reference: B18/2022/0174</p> <p>Decision: APPCOND</p> <p>Decision Date: 22/04/2022</p>	<p>Location: 10 Abbey Road Dalton-in-Furness Cumbria LA15 8LF</p> <p>Proposal: Demolish a small single-storey porch at the rear of the property and replace with a laundry room for the use of the site management in support of the room letting business, and for provision of a disabled accessible WC facility for guests and visitors.</p>	<p>Ward: Dalton South Ward</p> <p>Parish: Dalton Town with Newton Parish Council</p> <p>Case Officer: Barry Jesson</p>

DELEGATED DECISIONS

Working together to support sustainable development within the Borough of Barrow-in-Furness





<p>Reference: B21/2022/0177</p> <p>Decision: APPCOND</p> <p>Decision Date: 14/04/2022</p>	<p>Location: 7 Athens Drive, Barrow-in-Furness, Cumbria, LA13 9ND</p> <p>Proposal: Erection of a single storey rear extension to existing kitchen.</p>	<p>Ward: Newbarns Ward</p> <p>Parish: N/A</p> <p>Case Officer: Jennifer Dickinson</p>
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DELEGATED DECISIONS

Working together to support sustainable development within the Borough of Barrow-in-Furness

DEVELOPMENT SERVICES







<p>Reference Number: FV/2018/0325</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 27/04/2018</p>	<p>Location: 10 Fir Tree Rise Barrow-in-Furness Cumbria LA13 0RY</p> <p>Proposal: Two storey extension and attached store.</p>	<p>Ward: Roosecote Ward</p> <p>Decision: Cancel</p> <p>Decision Date: 21/04/2022</p>
<p>Reference Number: BV/2022/0378</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 11/05/2022</p>	<p>Location: 4 Laurel Drive Barrow-in-Furness Cumbria LA13 0RD</p> <p>Proposal: Removal of central pillar in kitchen, and fitting of 2x RSJ's to support structure above</p>	<p>Ward: Roosecote Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 11/05/2022</p>
<p>Reference Number: FV/2022/0094/ MAST</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 03/02/2022</p>	<p>Location: Land at Toid Number 1000000222828971 London Road Lindal-in-Furness Cumbria</p> <p>Proposal: Erection of 35 dwellings and associated car parking, landscaping and highways infrastructure.</p>	<p>Ward: Dalton North Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 04/04/2022</p>
<p>Reference Number: FV/2022/0212</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 15/03/2022</p>	<p>Location: 14 Infield Gardens Barrow-in-Furness Cumbria LA13 9JW</p> <p>Proposal: Two storey side extension, front porch with covered walkway, car port to side and covered seating area to rear.</p>	<p>Ward: Newbarns Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 26/04/2022</p>

<p>Reference Number: FV/2022/0168</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 15/03/2022</p>	<p>Location: 18 Stoneham Close Barrow-in-Furness Cumbria LA13 0SX</p> <p>Proposal: Removal of existing conservatory and replace with a flat roofed dining room extension with roof lantern feature.</p>	<p>Ward: Roosecote Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 05/04/2022</p>
<p>Reference Number: BV/2022/0256</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 31/03/2022</p>	<p>Location: 19 Empress Drive Barrow-in-Furness Cumbria LA14 3DZ</p> <p>Proposal: Loft conversion, work within the roof space only.</p>	<p>Ward: Walney South Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 31/03/2022</p>
<p>Reference Number: BV/2022/0300</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 14/04/2022</p>	<p>Location: 7 Romney Road Dalton-in-Furness Cumbria LA15 8UE</p> <p>Proposal: Internal refurbishment work - load bearing wall removal. Changes to dwelling access.</p>	<p>Ward: Dalton South Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 14/04/2022</p>
<p>Reference Number: BV/2022/0299</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 14/04/2022</p>	<p>Location: 24 Powerful Street Barrow-in-Furness Cumbria LA14 3PJ</p> <p>Proposal: Kitchen doorway/access to be opened out.</p>	<p>Ward: Walney North Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 14/04/2022</p>

Building Control

Working together to support sustainable development within the Borough of Barrow-in-Furness



<p>Reference Number: BV/2022/0298</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 14/04/2022</p>	<p>Location: 17 Ashworth Street Dalton-in-Furness Cumbria LA15 8SH</p> <p>Proposal: Remove wall and install RSJ, thermal upgrade to walls, new tilt and turn windows in bedrooms and kitchen.</p>	<p>Ward: Dalton North Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 14/04/2022</p>
<p>Reference Number: RA/2022/0297</p> <p>Application Type: Regularisation</p> <p>Received: 14/04/2022</p>	<p>Location: 56 Portsmouth Street Barrow-in-Furness Cumbria LA14 3AH</p> <p>Proposal: Electrical works.</p>	<p>Ward: Walney South Ward</p> <p>Decision: Regular</p> <p>Decision Date: 03/05/2022</p>
<p>Reference Number: BV/2022/0313</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 21/04/2022</p>	<p>Location: 28 Trinity Terrace Piel Street Roa Island Barrow-in-Furness Cumbria LA13 0QG</p> <p>Proposal: Loft Conversion including rear dormer.</p>	<p>Ward: Roosecote Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 21/04/2022</p>
<p>Reference Number: BV/2022/0160</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 21/04/2022</p>	<p>Location: 9 Himalaya Avenue Barrow-in-Furness Cumbria LA14 3HE</p> <p>Proposal: Single story side extension for ground floor bedroom with en suite</p>	<p>Ward: Walney South Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 21/04/2022</p>

Building Control

Working together to support sustainable development within the Borough of Barrow-in-Furness



<p>Reference Number: BV/2022/0314</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 21/04/2022</p>	<p>Location: 1 Rochester Place Barrow-in-Furness Cumbria LA13 9SD</p> <p>Proposal: Chimney breast removal from loft space to ground floor supported by gallow brackets.</p>	<p>Ward: Risedale Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 21/04/2022</p>
<p>Reference Number: RA/2022/0317</p> <p>Application Type: Regularisation</p> <p>Received: 21/04/2022</p>	<p>Location: 1 Mouzell Bank Dalton-in-Furness Cumbria LA15 8UB</p> <p>Proposal: Replacement of upvc windows and front door</p>	<p>Ward: Dalton South Ward</p> <p>Decision: Regular</p> <p>Decision Date: 03/05/2022</p>
<p>Reference Number: BV/2022/0318</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 21/04/2022</p>	<p>Location: 18 Rawlinson Street Dalton-in-Furness Cumbria LA15 8AL</p> <p>Proposal: Removal of chimney breast and installation of 2 x steel RSJ (4m x 151mm x 151mm) with supported solid block column on foundation tied in to the dividing wall.</p>	<p>Ward: Dalton North Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 21/04/2022</p>
<p>Reference Number: BV/2022/0331</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 26/04/2022</p>	<p>Location: 125 Dalton Lane Barrow-in-Furness Cumbria LA14 4PL</p> <p>Proposal: New single storey rear extension.</p>	<p>Ward: Hawcoat Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 26/04/2022</p>

<p>Reference Number: BV/2022/0339</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 27/04/2022</p>	<p>Location: 36 Cheltenham Street Barrow-in-Furness Cumbria LA14 5HP</p> <p>Proposal: Removal of internal wall between living room and dining room and installation of an RSJ.</p>	<p>Ward: Parkside Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 27/04/2022</p>
<p>Reference Number: BV/2022/0341</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 28/04/2022</p>	<p>Location: 26 Nelson Street Barrow-in-Furness Cumbria LA14 1NF</p> <p>Proposal: Convert bedroom to bathroom</p>	<p>Ward: Hindpool Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 28/04/2022</p>
<p>Reference Number: FV/2022/0126</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 15/02/2022</p>	<p>Location: 18 Conyers Avenue Barrow-in-Furness Cumbria LA14 4JT</p> <p>Proposal: Two storey side extension and internal alterations.</p>	<p>Ward: Hawcoat Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 14/04/2022</p>
<p>Reference Number: FV/2022/0163</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 01/03/2022</p>	<p>Location: 16 Rampside Barrow-in-Furness Cumbria LA13 0PY</p> <p>Proposal: Erection of replacement front porch and rear extension to provide living room and bedroom.</p>	<p>Ward: Roosecote Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 28/04/2022</p>

<p>Reference Number: FV/2022/0164</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 25/03/2022</p>	<p>Location: 11 Ravenglass Road Barrow-in-Furness Cumbria LA14 4NX</p> <p>Proposal: Single storey extension to the back of the existing building.</p>	<p>Ward: Hawcoat Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 14/04/2022</p>
<p>Reference Number: FV/2022/0166</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 01/03/2022</p>	<p>Location: 141 143 Cavendish Street Barrow-in-Furness Cumbria LA14 1DJ</p> <p>Proposal: Change of Use from coffee shop (use class E(b) to hot food takeaway (sui generis) and installation of extraction equipment to rear elevation, conversion of 2 No. 1 bedroom first floor flats to 1 No. 2 bedroom first floor flat for use as a manager's flat.</p>	<p>Ward: Hindpool Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 26/04/2022</p>
<p>Reference Number: FV/2022/0184</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 08/03/2022</p>	<p>Location: 4 Lane Houses Peasholmes Lane Barrow-in-Furness Cumbria LA13 0QA</p> <p>Proposal: Part demolition of existing house and replacement 2 storey extension with internal alterations to the retained house.</p>	<p>Ward: Roosecote Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 21/04/2022</p>
<p>Reference Number: BV/2022/0268</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 04/04/2022</p>	<p>Location: 38 Ulverston Road Dalton-in-Furness Cumbria LA15 8EF</p> <p>Proposal: Remove existing bathroom lights and replace with IP65 rated downlights</p>	<p>Ward: Dalton South Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 04/04/2022</p>

Working together to support sustainable development within the Borough of Barrow-in-Furness



<p>Reference Number: FV/2022/0045</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 06/04/2022</p>	<p>Location: 1 Friars Terrace Barrow-in-Furness Cumbria LA13 0BX</p> <p>Proposal: Construction of rear single storey extension and associated ground floor layout alterations to create open plan living/kitchen/diner; first floor layout alterations.</p>	<p>Ward: Newbarns Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 06/05/2022</p>
<p>Reference Number: BV/2022/0282</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 07/04/2022</p>	<p>Location: 12 Thwaite Street Barrow-in-Furness Cumbria LA14 1AL</p> <p>Proposal: New kitchen window and opening, thermal upgrade to external walls. New structural opening and stud to provide corridor to bathroom. Replacement lintels to kitchen window/door openings.</p>	<p>Ward: Hindpool Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 07/04/2022</p>
<p>Reference Number: BV/2022/0283</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 06/04/2022</p>	<p>Location: 8 Allonby Close Barrow-in-Furness Cumbria LA14 3XT</p> <p>Proposal: Removal of existing wall that supports flooring above and installation of rsj.</p>	<p>Ward: Walney North Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 07/04/2022</p>
<p>Reference Number: BV/2022/0334</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 26/04/2022</p>	<p>Location: Moorhead Cottages Rampside Road Barrow-in-Furness Cumbria</p> <p>Proposal: Dismantling, Repair and rebuilding parts of a timer roof structure and reinstatement of roof coverings with associated masonry repairs and timber treatment.</p>	<p>Ward: Roosecote Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 26/04/2022</p>

<p>Reference Number: FV/2022/0189</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 09/03/2022</p>	<p>Location: 20 Lincoln Street Barrow-in-Furness Cumbria LA14 5HS</p> <p>Proposal: Kitchen extension, rebuild of utility room to meet regs.</p>	<p>Ward: Parkside Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 08/04/2022</p>
<p>Reference Number: FV/2022/0194</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 11/03/2022</p>	<p>Location: Barrow Sixth Form College Rating Lane Barrow-in-Furness Cumbria LA13 0NY</p> <p>Proposal: Internal alterations to open up reception area of College building and form first floor SME Hub/ multifunction workspace.</p>	<p>Ward: Newbarns Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 26/04/2022</p>
<p>Reference Number: FV/2022/0190</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 09/03/2022</p>	<p>Location: 7 Riverside Gardens Barrow-in-Furness Cumbria LA13 0DD</p> <p>Proposal: Rear extension and removal of internal wall</p>	<p>Ward: Risedale Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 31/03/2022</p>
<p>Reference Number: BV/2022/0255</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 31/03/2022</p>	<p>Location: 43 Victoria Road Barrow-in-Furness Cumbria LA14 5NW</p> <p>Proposal: Form two flats to one house. No change of stairs. Block one front door.</p>	<p>Ward: Ormsgill Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 31/03/2022</p>

<p>Reference Number: BV/2022/0337</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 26/04/2022</p>	<p>Location: 94 Ferry Road Barrow-in-Furness Cumbria LA14 2PR</p> <p>Proposal: Conversion to small HMO.</p>	<p>Ward: Barrow Island Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 26/04/2022</p>
<p>Reference Number: BV/2022/0338</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 26/04/2022</p>	<p>Location: 168 Harrogate Street Barrow-in-Furness Cumbria LA14 5NA</p> <p>Proposal: Proposed alterations and extension.</p>	<p>Ward: Ormsgill Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 26/04/2022</p>
<p>Reference Number: BV/2022/0349</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 29/04/2022</p>	<p>Location: 124 West Shore Road Barrow-in-Furness Cumbria LA14 3UE</p> <p>Proposal: Proposed extended porch to front elevation with internal alterations</p>	<p>Ward: Walney North Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 29/04/2022</p>
<p>Reference Number: FV/2022/0245</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 29/03/2022</p>	<p>Location: 22 Caspian Road Askam-in-Furness Cumbria LA16 7HW</p> <p>Proposal: 1st floor bedroom & en suite above ground floor garage/utility room.</p>	<p>Ward: Dalton North Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 26/04/2022</p>

Building Control

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<p>Reference Number: FV/2022/0254</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 29/03/2022</p>	<p>Location: 4 Fawn Close Askam-in-Furness Cumbria LA16 7HS</p> <p>Proposal: Proposed rear single storey extension and associated structural layout alterations to create open-plan living/kitchen/diner, hallway and shower room</p>	<p>Ward: Dalton North Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 06/05/2022</p>
<p>Reference Number: RA/2022/0264</p> <p>Application Type: Regularisation</p> <p>Received: 04/04/2022</p>	<p>Location: 33 Prince Street Dalton-in-Furness Cumbria LA15 8EU</p> <p>Proposal: Log Burner installed</p>	<p>Ward: Dalton South Ward</p> <p>Decision: Regular</p> <p>Decision Date: 28/04/2022</p>
<p>Reference Number: RA/2022/0265</p> <p>Application Type: Regularisation</p> <p>Received: 04/04/2022</p>	<p>Location: 35 Prince Street Dalton-in-Furness Cumbria LA15 8EU</p> <p>Proposal: Log Burner installed</p>	<p>Ward: Dalton South Ward</p> <p>Decision: Regular</p> <p>Decision Date: 04/05/2022</p>
<p>Reference Number: BV/2022/0359</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 05/05/2022</p>	<p>Location: 3 Malton Crescent Barrow-in-Furness Cumbria LA14 5LJ</p> <p>Proposal: Internal alterations.</p>	<p>Ward: Parkside Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 05/05/2022</p>

Building Control

Working together to support sustainable development within the Borough of Barrow-in-Furness



<p>Reference Number: BV/2022/0266</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 04/04/2022</p>	<p>Location: 31 Princewood Drive Barrow-in-Furness Cumbria LA13 0RX</p> <p>Proposal: Replacment uvpc windows and doors throughout the house.</p>	<p>Ward: Roosecote Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 04/04/2022</p>
<p>Reference Number: BV/2022/0275</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 14/04/2022</p>	<p>Location: 16 Oxford Street Barrow-in-Furness Cumbria LA14 5HZ</p> <p>Proposal: Garage extension and convert part of the kitchen into a down stairs WC and utility room.</p>	<p>Ward: Parkside Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 14/04/2022</p>
<p>Reference Number: BV/2022/0280</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 04/04/2022</p>	<p>Location: 7A Ruskin Avenue Dalton-in-Furness Cumbria LA15 8PD</p> <p>Proposal: Steel beam between kitchen and utility, window in utility room.</p>	<p>Ward: Dalton South Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 07/04/2022</p>
<p>Reference Number: BV/2022/0281</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 01/04/2022</p>	<p>Location: 6 Liddle Close Barrow-in-Furness Cumbria LA13 0SW</p> <p>Proposal: Relocation of existing external door.</p>	<p>Ward: Roosecote Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 07/04/2022</p>

Building Control

Working together to support sustainable development within the Borough of Barrow-in-Furness



<p>Reference Number: BV/2022/0368</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 09/05/2022</p>	<p>Location: 2 Abbotsfield Gardens Barrow-in-Furness Cumbria LA13 9JX</p> <p>Proposal: New build property</p>	<p>Ward: Hawcoat Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 09/05/2022</p>
<p>Reference Number: FV/2022/0284</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 07/04/2022</p>	<p>Location: 15 Norland Avenue Barrow-in-Furness Cumbria LA14 4EN</p> <p>Proposal: Two storey side, and single storey rear extensions, & associated internal alterations.</p>	<p>Ward: Hawcoat Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 21/04/2022</p>
<p>Reference Number: BV/2022/0286</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 06/04/2022</p>	<p>Location: 108 Victoria Avenue Barrow-in-Furness Cumbria LA14 5NQ</p> <p>Proposal: Removal of internal wall between rear sitting room and kitchen to allow open plan kitchen/dinner, steel to be installed to support above floor.</p>	<p>Ward: Ormsgill Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 07/04/2022</p>
<p>Reference Number: BV/2022/0293</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 13/04/2022</p>	<p>Location: 12 St Lukes Avenue Barrow-in-Furness Cumbria LA13 9TS</p> <p>Proposal: Removal of load bearing wall on the ground floor and installation of an RSJ with supporting pillar. Removal of rear room window and wall to accommodate new bifold doors.</p>	<p>Ward: Risedale Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 13/04/2022</p>

<p>Reference Number: BV/2022/0015</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 13/04/2022</p>	<p>Location: 83 Market Street Dalton-in-Furness Cumbria LA15 8DL</p> <p>Proposal: Rebuild of shop front elevation including new shop front entrance and bay window.</p>	<p>Ward: Dalton South Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 13/04/2022</p>
<p>Reference Number: BV/2022/0177</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 28/04/2022</p>	<p>Location: 7 Athens Drive Barrow-in-Furness Cumbria LA13 9ND</p> <p>Proposal: Single storey kitchen extension to the rear of the property. In red brick, with pitch roof and 2 skylights, french door and 2 windows (1 window to the side). Approximately 5m x 2m. 5 RSJs to form openings.</p>	<p>Ward: Newbarns Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 28/04/2022</p>
<p>Reference Number: BV/2022/0342</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 28/04/2022</p>	<p>Location: 52 Andreas Avenue Barrow-in-Furness Cumbria LA14 3JN</p> <p>Proposal: New roof over front door, removal of lean to roof to the rear & formation of new balcony, new rear opening and fitting of new patio doors, formation of new utility room & bathroom and associated drainage works, removal of ground floor load bearing walls, first floor alterations and formation of new steel structure & fitting of full height glazed panels.</p>	<p>Ward: Walney South Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 28/04/2022</p>

Building Control

Working together to support sustainable development within the Borough of Barrow-in-Furness





<p>Reference Number: BV/2022/0343</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 28/04/2022</p>	<p>Location: 18 Dumfries Street Barrow-in-Furness Cumbria LA14 2DA</p> <p>Proposal: Double glazed windows and doors</p>	<p>Ward: Central Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 28/04/2022</p>
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Building Control

Working together to support sustainable development within the Borough of Barrow-in-Furness

DEVELOPMENT SERVICES







<p>Reference Number: BV/2022/0344</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 28/04/2022</p>	<p>Location: 15 Hornedale Avenue Barrow-in-Furness Cumbria LA13 9AS</p> <p>Proposal: Rear lean to extension.</p>	<p>Ward: Parkside Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 28/04/2022</p>
<p>Reference Number: BV/2022/0352</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 03/05/2022</p>	<p>Location: 11 Marsh Street Barrow-in-Furness Cumbria LA14 2AE</p> <p>Proposal: Enlarging the existing kitchen window and creating an under stairs access door.</p>	<p>Ward: Central Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 03/05/2022</p>
<p>Reference Number: FV/2022/0078</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 01/02/2022</p>	<p>Location: 39 Crellin Street Barrow-in-Furness Cumbria LA14 1DS</p> <p>Proposal: Change of use from a retail shop (use class E (a)) to a hot food takeaway (Sui Generis)</p>	<p>Ward: Hindpool Ward</p> <p>Decision: Refused</p> <p>Decision Date: 01/04/2022</p>
<p>Reference Number: FV/2022/0114</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 10/02/2022</p>	<p>Location: 42 Rampside Road Barrow-in-Furness Cumbria LA13 0HN</p> <p>Proposal: Conversion of current accommodation and addition of a single storey extension to the rear elevation in order to provide 3. No self contained assisted living one bedroom units and support staff accommodation.</p>	<p>Ward: Roosecote Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 05/04/2022</p>

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<p>Reference Number: FV/2022/0124</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 15/02/2022</p>	<p>Location: 19 Strathaird Avenue Barrow-in-Furness Cumbria LA14 3DE</p> <p>Proposal: Construction of two storey side extension, single storey rear extension and loft conversion.</p>	<p>Ward: Walney South Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 13/04/2022</p>
<p>Reference Number: FV/2022/0123</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 15/02/2022</p>	<p>Location: 12 Coniston Avenue Dalton-in-Furness Cumbria LA15 8LT</p> <p>Proposal: Construction of two storey side extension and associated internal structural layout alterations.</p>	<p>Ward: Dalton South Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 07/04/2022</p>
<p>Reference Number: FV/2022/0122</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 15/02/2022</p>	<p>Location: Langdale Pennington Lane Lindal-in-Furness Cumbria LA12 0LA</p> <p>Proposal: Single storey rear/side extension</p>	<p>Ward: Dalton North Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 14/04/2022</p>
<p>Reference Number: FV/2022/0121</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 15/02/2022</p>	<p>Location: 35 Beckermet Gardens Barrow-in-Furness Cumbria LA14 4NF</p> <p>Proposal: Single storey side extension and front porch.</p>	<p>Ward: Hawcoat Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 14/04/2022</p>

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Working together to support sustainable development within the Borough of Barrow-in-Furness



<p>Reference Number: BV/2022/0369</p> <p>Application Type: Building Notice Vatable</p> <p>Received: 09/05/2022</p>	<p>Location: 2 Petrel Bank Barrow-in-Furness Cumbria LA14 3YU</p> <p>Proposal: Sun room extension with bifold doors and lantern roof - 6m x 3m, on site of existing conservatory.</p>	<p>Ward: Walney South Ward</p> <p>Decision: Accepted</p> <p>Decision Date: 09/05/2022</p>
<p>Reference Number: FV/2022/0148</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 23/02/2022</p>	<p>Location: 6 Elterwater Crescent Barrow-in-Furness Cumbria LA14 4PH</p> <p>Proposal: Side and rear extension.</p>	<p>Ward: Hawcoat Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 22/04/2022</p>
<p>Reference Number: FV/2022/0150</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 23/02/2022</p>	<p>Location: 11 St Bees Drive Barrow-in-Furness Cumbria LA14 4PS</p> <p>Proposal: Single storey rear and side extension</p>	<p>Ward: Hawcoat Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 22/04/2022</p>
<p>Reference Number: FV/2022/0185</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 08/03/2022</p>	<p>Location: 19 Hawkshead Gardens Barrow-in-Furness Cumbria LA14 4LY</p> <p>Proposal: Infill doorway and removal of chimney breast.</p>	<p>Ward: Hawcoat Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 13/04/2022</p>

<p>Reference Number: FV/2022/0186</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 08/03/2022</p>	<p>Location: 3 Beach Crescent Barrow-in-Furness Cumbria LA14 3YA</p> <p>Proposal: Upgrading of existing loft conversion (not approved) with rear dormer.</p>	<p>Ward: Walney South Ward</p> <p>Decision: Appcond</p> <p>Decision Date: 06/05/2022</p>
<p>Reference Number: FV/2022/0187</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 08/03/2022</p>	<p>Location: 72 Ainslie Street Barrow-in-Furness Cumbria LA14 5BH</p> <p>Proposal: Demolish existing rear single storey outhouse. New single storey flat roofed rear extension for use as a kitchen & w.c.</p>	<p>Ward: Parkside Ward</p> <p>Decision: Approved</p> <p>Decision Date: 07/04/2022</p>
<p>Reference Number: FV/2022/0009</p> <p>Application Type: Full Plans Vatable</p> <p>Received: 08/03/2022</p>	<p>Location: 5 Margate Street Barrow-in-Furness Cumbria LA14 3AF</p> <p>Proposal: Single storey front extension</p>	<p>Ward: Walney South Ward</p> <p>Decision: Approved</p> <p>Decision Date: 05/04/2022</p>

Building Control

Working together to support sustainable development within the Borough of Barrow-in-Furness





DEVELOPMENT SERVICES

PLANNING COMMITTEE

FOR DECISION

24th May 2022

Ladies and Gentlemen,

The applications within this report have been submitted for determination under the Town and Country Planning Acts and associated legislation.

All applications within this report are “Delegated” to this Committee but can be moved “Non-Delegated” by a Member of the Committee under the terms adopted for the Scheme of Delegation approved by Council, 16th May, 1994. Any such motion needs to be accepted by a majority of Members of the Committee present (Council, 8th August, 1995). All applications left as Delegated will be decided by the Committee and will not be subject to confirmation by Council.

The application plan numbers also refer to files for the purposes of background papers.

PUBLIC PARTICIPATION

Any member of the public who wishes to ask a question, make representations or present a deputation or petition at this meeting should apply to do so by no later than 12 noon, three working days before the date of the Planning Committee meeting. Information on how to make the application can be obtained by viewing the Council’s website www.barrowbc.gov.uk or by contacting the Planning Business Support Team at consultplanning@barrowbc.gov.uk or by telephone on 01229 876405..

Jason Hipkiss

Head of Development Management

B18/2022/0227
Planning Committee
24th May 2022



Application Number B18/2022/0227	Date Valid :22/03/2022
Address : 2-10 Mill Bank Barrow-in-Furness Cumbria LA14 4AP	Case Officer : Barry Jesson
Proposal : Erection of a front porch to entrances, comprising grp flat roof and timber screen.	
Ward : Ormsgill Ward	Parish : N/A
Applicant : Barrow Borough Council	Agent : Mr Chris Bugler Chris Bugler Architect Ltd
Statutory Date : 17/05/2022	Recommendation : GRANTED WITH CONDITIONS
Barrow Planning Hub	

Relevant Policies and Guidance

Full details of the policies listed below are included in the appendix

National Policies

1. National Planning Policy Framework 2021 - Policy NPPF 130

Local Plan Policies

1. Barrow Borough Local Plan 2016-2031 - Policy DS1 - Council's commitment to sustainable development
2. Barrow Borough Local Plan 2016-2031 - Policy DS2 - Sustainable Development Criteria
3. Barrow Borough Local Plan 2016-2031 - Policy DS5 - Design

Summary of Main Issues

The main issue for consideration relates to the visual appearance of the modest addition to the block of flats.

Non Material Considerations

None

Response to Publicity and Consultations

Neighbours Consulted

Street Name

Mill Bank

Properties

10, 2, 4, 6, 8,

Responses	Support	Object	Neutral
0	0	0	0

Organisations Consulted

Consultee

Barrow Borough Council (Building Control)

Barrow Borough Council (Estates)

List of Organisation Responses

No organisation responses recorded

Officers Report

1. Site and Locality

1.1 Located within an established residential area, the site consists of a block of Council owned flats located off Park Road in Ormsgill. Further blocks are located to the north fronting Park Road and were the subject to identical proposals last year, which have since been constructed. The buildings are 2 storey with a central entrance between two separate pitched roofs, with a render finish above a low brick plinth.

2. Proposal Details

2.1 Erection of a front porch to entrances, comprising grp flat roof and timber screen.

3. Relevant History

3.1 57/1991/0264 2 Mill Bank Barrow-in-Furness Cumbria LA14 4AP Erection of satellite dish
Appcond 16/05/1991

3.2 57/1994/0212 4 Mill Bank Barrow-in-Furness Erection of satellite dish on rear elevation.
Appcond 22/04/1994

4. Officer Assessment

4.1 The application is being reported to Members in line with the Delegation agreement, as it relates to Council owned buildings.

4.2 The additions to each building are modest with a footprint of approximately 3m x 1.5m, with a flat roof covering the area outside the main entrance door on the access path. The north west facing elevation remains open for access, with the remainder having timber "hit and miss" fencing providing a sheltered entrance.

4.3 Visually the simple box like design of the porch reflects that of the wider building, in particular the central entrance hall/stairs which sits between the opposing pitched roofs of the main block of flats. These minor additions do not meaningfully alter the appearance of the building or impact the wider streetscene character, and accord with the design criteria found within the relevant Local Plan policies and the previously approved development constructed on adjacent flats. Similar sized development on much smaller dwellings would ordinarily benefit from permitted development, but this does not apply to flats.

4.4 No objections have been received.

5. Conclusions

5.1 The small porch additions do not harm the visual appearance of the building or the streetscene character and provide a more sheltered, covered entrance to the building, for the benefit of the residents. It is considered a very minor alteration which accords with the local and national policy; it is only reported to committee given the Council ownership.

6. Recommendation

I recommend 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 21/03/22 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent.

623-01

623-02 Rev A

Reason

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

Informative

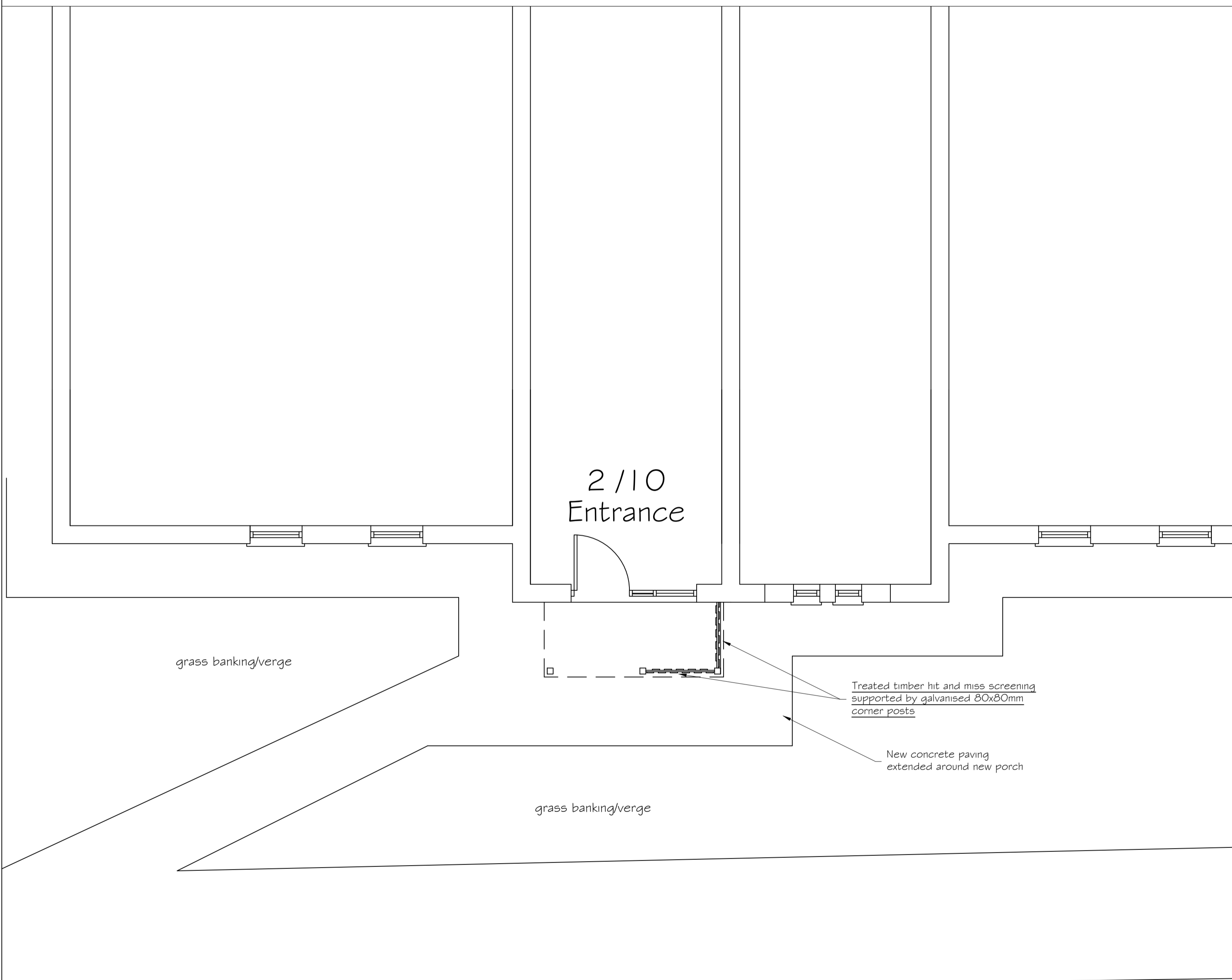
- Please note that any additional external alterations required under the Building Regulations may also require prior planning consent. Please speak to the Planning Officer before any such works are carried out.
 - This development may require approval under the Building Regulations. Please contact your Building Control department on 01229 876356 for further advice as to how to proceed.
 - Please be aware of the Safe Dig service from United Utilities by contacting United Utilities at; UUSafeDig@uuplc.co.uk
-



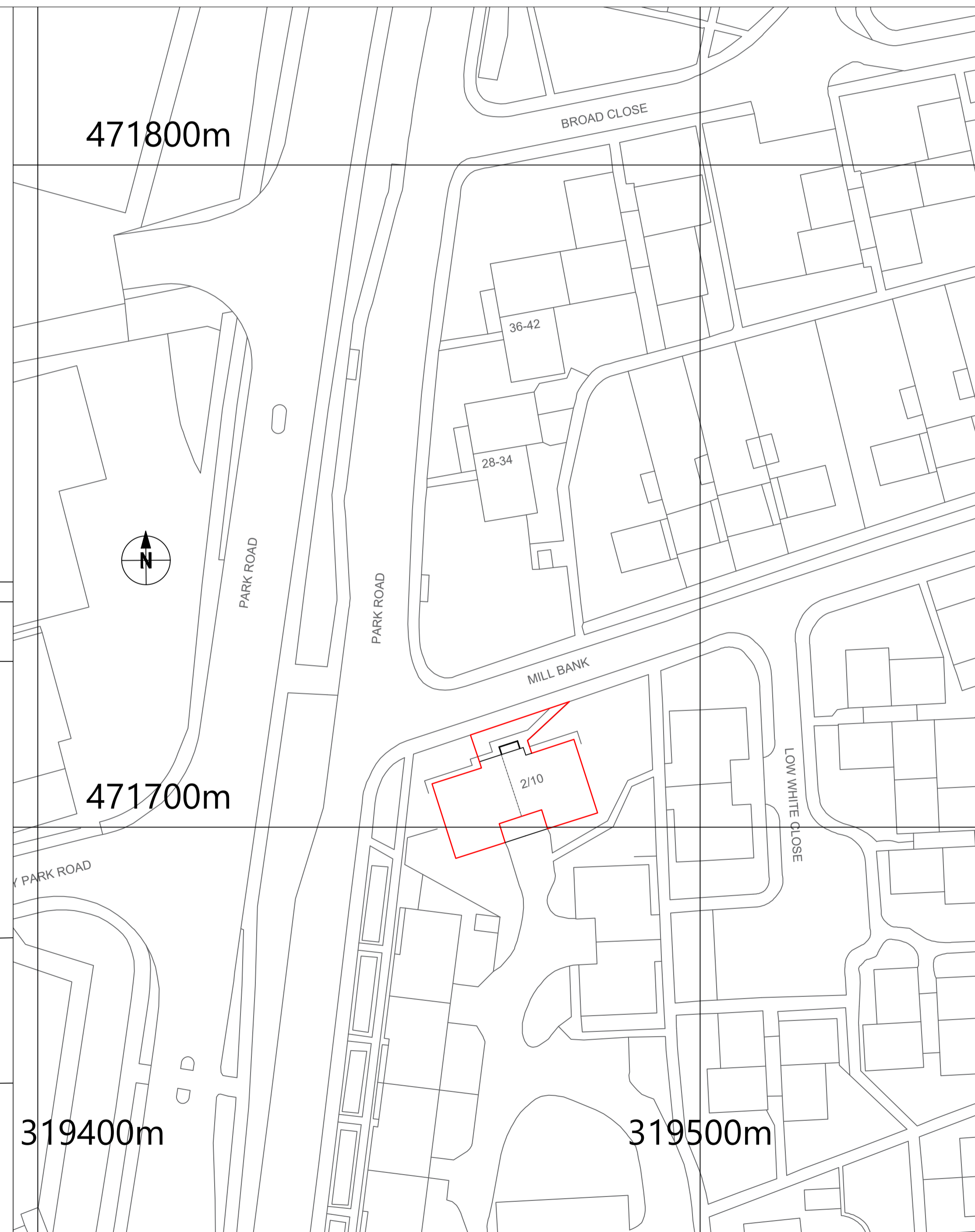
Scale 1:100 EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION



PROPOSED GROUND FLOOR PLAN
Scale 1:50



LOCATION PLAN Scale 1:500

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Dimensions should not be scaled

Revision notes:
Rev A - hit & miss screen extended round front of entrance porch 21.03.2022

**Chris Bugler
Chartered Architect**

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Christopher P. Bugler RIBA

Client:
BARROW BOROUGH COUNCIL

Job Title:
FRONT ENTRANCE PORCH
2-10 MILL BANK
BARROW-IN-FURNESS

Drawing Title:
LOCATION PLAN, PROPOSED
PLAN & ELEVATIONS

Scale: 1:500/100/50 @ A1

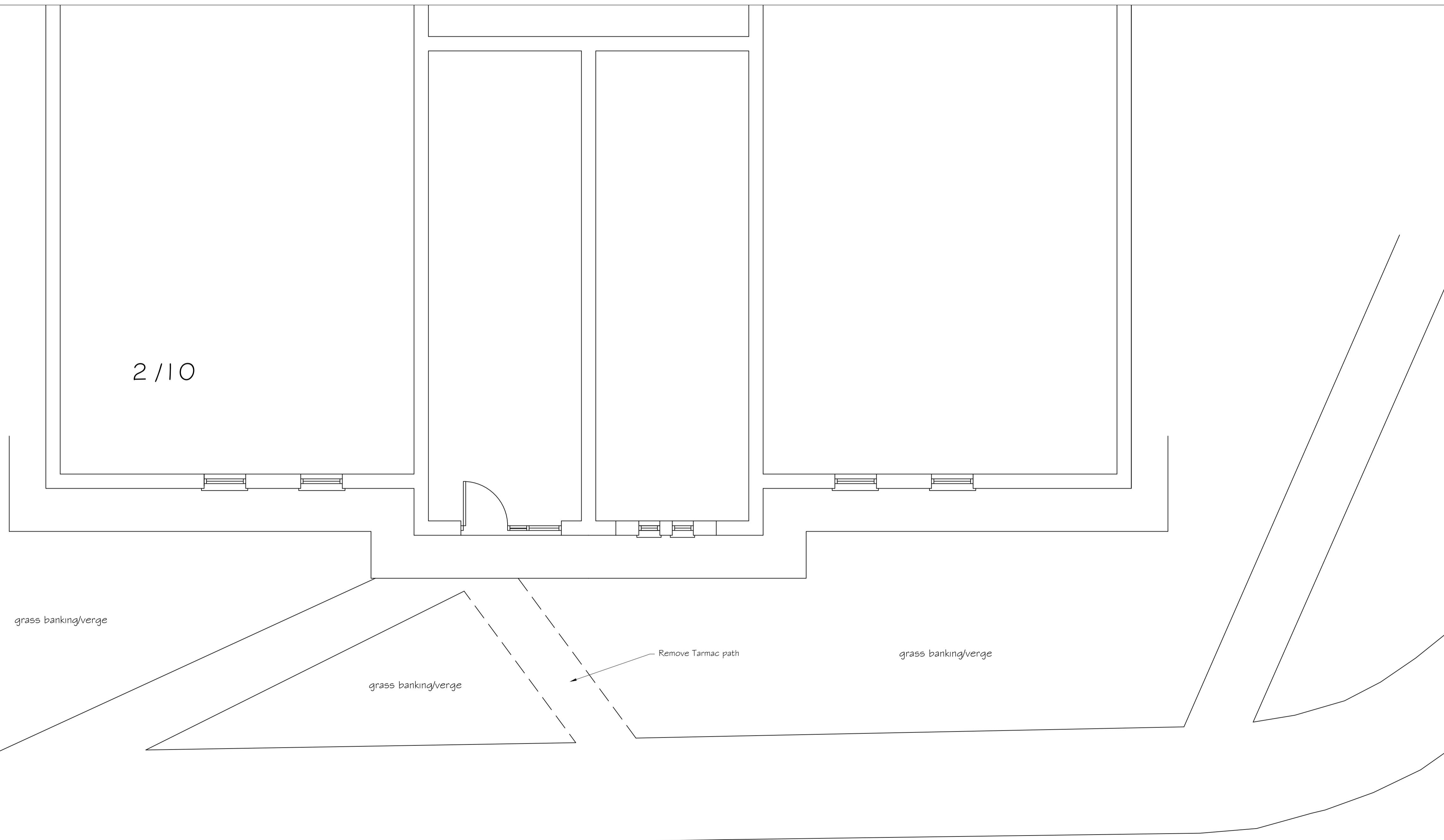
Drawn:	CB
Drawing No:	623/02
Date:	MAR 22
Rev:	A



EAST ELEVATION 1:100

NORTH ELEVATION

WEST ELEVATION



SITE AND BLOCK PLAN 1:100

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Dimensions should not be scaled

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Christopher P. Bugler RIBA

Client:
BARROW BOROUGH COUNCIL

Job Title:
FRONT ENTRANCE PORCH
2-10 MILL BANK
BARROW-IN-FURNESS

Drawing Title:
EXISTING PLAN
AND ELEVATIONS

Scale: 1:100/50 @ A1	Drawn: CB
Drawing No: 623/01	Date: MAR 22
	Rev:

B21/2021/0531
Planning Committee
24th May 2022



Application Number : B21/2021/0531	Date Valid :15/07/2021
Address : 7 Bow Windows Avenue, Barrow-in-Furness, Cumbria, LA13 0SF	Case Officer : Maureen Smith
Proposal : Demolition of the existing outbuilding and erection of a detached home office	
Ward : Roosecote Ward	Parish : N/A
Applicant : Mr & Mrs Jones	Agent : David Evans, Keystone Law
Statutory Date : 10/09/2021	Recommendation : Permission be Granted with Conditions
Barrow Planning Hub	

Relevant Policies and Guidance

Full details of the policies listed below are included in the appendix

National Policies

1. National Planning Policy Framework 2021 - Policy NPPF 011
2. National Planning Policy Framework 2021 - Policy NPPF 194
3. National Planning Policy Framework 2021 - Policy NPPF 195
4. National Planning Policy Framework 2021 - Policy NPPF 197
5. National Planning Policy Framework 2021 - Policy NPPF 199
6. National Planning Policy Framework 2021 - Policy NPPF 200
7. National Planning Policy Framework 2021 - Policy NPPF 202
8. National Planning Policy Framework 2021 - Policy NPPF 203

Local Plan Policies

1. Barrow Borough Local Plan 2016-2031 - Policy DS1 - Council's commitment to sustainable development
2. Barrow Borough Local Plan 2016-2031 - Policy DS2 - Sustainable Development Criteria
3. Barrow Borough Local Plan 2016-2031 - Policy DS5 - Design
4. Barrow Borough Local Plan 2016-2031 - Policy H17 - Protection of Residential Privacy
5. Barrow Borough Local Plan 2016-2031 - Policy HE3 - Listed Buildings

Summary of Main Issues

The key issues relate to the impact on the setting of heritage assets, design and visual and residential amenity.

Non Material Considerations

Civil matters such as boundary issues or access for maintenance.

Response to Publicity and Consultations

The application has been advertised by site notice.

Neighbours Consulted

Street Name	Properties
Bow Windows Avenue	5,
Rampside	Clarks Arms, Pebble Stones, The Nook,
Waver Court	2, 4,

Responses	Support	Object	Neutral
2	0	2	2

Representations have been received from 2 adjacent properties. One has waived their right to anonymity and is replicated below and the other raises concern about the property being adequately sound proofed, and the maintenance of the boundary wall (the latter which is not a material planning consideration).

The Occupier : The Nook Rampside Barrow-in-Furness 27.07.21

"Thank You for contacting us Re. The above Planning Application. We do have several serious concerns about this Proposed Building.

(1) MAINTENANCE OF OUR PROPERTY

As I'm sure your aware The Nook is covered by a Grade II Listing. We maintain the rear of Our Property I.E. The Mock Barn Door, Guttering & Wooden Eve Ends. This side of the property faces NORTH /NORTH WEST & takes quite a battering in Winter which requires regular attention by us. We have been advised by Our Property Maintenance Company they will require a 2 metre space Between The Barn & The Proposed Building to Safely erect a ladder or Scaffolding. On the Plans Given to us by Mr Jones their seems very little space between The Barn & the Proposed Building which will hinder are ability to care for the Rear of Our Property. Unfortunately some 4years ago Mr Jones erected the current wooden shed which has restricted our ability to completely repair & Maintain Guttering & Revarnish Wooden Eves and you can note the difference in the neglected Ones.

(2) SLOPING ROOF ANGLE OF PROPOSED BUILDING

Referring to The Plans again & previously stated this faces North / North West on The Plans the Proposed Roof Raises to a Level with Our Eaves & because of The Barns Construction there's quite a Gap between Roof & Stone Wall. Our bedrooms are Very Draughty at the best of times and The Proposed Roof Angle will funnel Wind & Bad Weather towards Our Property we fear.

THIS WAS A HAY BARN & HAS HAD SYMPATHETIC RECONSTRUCTION BECAUSE OF IT.

(3) USE OF PROPOSED DEVELOPMENT

We see from Your letter Mr Jones intends to use it as a Music Room & Storage Area

(a) Will there be adequate Sound Proofing of The Building as Our Wall are "THIN"

Out of Interest We hear Wind Chimes located in Bow Windows Close NOT unpleasant but we hear Them.

(b) As a point of interest Mr Jones informed My Husband Chris. The Music Room was going to be Office when He moves back into the area as He uses The House as a Holiday Home at present.

(c) May we also Point out from The Proposed Plans there appears to be Mezzanine Decks in Both rooms. One looks large enough to be an living area / bedroom. We wondered though if At some point plumbing facilities could be installed changing its use.

(4) AMBIENCE OF THE CLOSE

Though this doesn't affect Us The Planning & Building Departments requested The Keeping of The Rear Barn Door in keeping with The Close & The Old Farm Building & it's listing. The Proposed Development would almost obscure this & Change the Character of The Close & Limit Available Parking.

Thank You for Your Consideration of Our Comments and Waiver Our Right to Anonymity."

Please note we received your notification letter on Friday 24/7/21 via Royal Mail but is dated

16/7/21 this is 8 days off your 21 days reply deadline which doesn't allow much time for viewing plans & composing a reply to this planning application."

The Occupier, The Nook, Rampside, Barrow-in-Furness 25.03.22

"Thank You for informing us of a re. consultation of proposal of plans to demolish an existing shed and erect a detached home office.

We still have serious concerns about this proposed development, after reviewing the revised plan to rotate the building to back onto the boundary wall of Clarkes Hotel & the side of this proposed Office facing the rear of our property only leaves 600? CM as stated on Plan drawing (1127/P/01 Rev. B).

I know your aware of our home being Grade II listed & reading the letter from Keystone Laws.

Yes, this proposed development falls outside of Our Grade II listing but the proposed siting of this office block stops us performing routine maintenance of wooden eve ends & guttering's as we have previously stated in our original Submission dated 25th July 2021. We have a DUTY OF CARE to this PROPERTY under the terms for the listing. WE ARE ONLY THE CUSTODIANS OF THE PROPERTY UNTIL OUR DEMISE. The rear of the Nook faces North/ N/West taking the Full force bad weather & need regular inspection & maintenance. The proposed spacing will neither allow for scaffolding erection of a ladder to be safely erecting to perform such tasks.

A CONSIDERATION

Submitted alternative plans ref. 2021 /0531. Drawing 1127/04(08) Dated 03-03-2022 seems more appropriate & would allow access for maintenance purposes having a 2100 ?CM to the Side & Rear of the proposed development allowing Clarkes & ourselves to maintain our properties.

Thank you once again for keeping us informed of proceedings."

Organisations Consulted**Consultee**

Barrow Borough Council (Building Control)
Joint Committee of the National Amenity Society

List of Organisation Responses

13/08/2021

Joint Committee of the National Amenity Societies - The Georgian Group

"Thank you for consulting the Georgian Group on the application for listed building consent at No.7 Bow Windows Avenue, Barrow-in-Furness. The proposal is for the erection of a detached music studio and store to the west of the dwelling. The Georgian Group objects to the current proposals.

Bow Windows Farm is situated on the north-west side of the main road through Rampside, with a very recent housing development to the north-west and west and a slightly less recent one to the north. The original farmhouse was built in 1654, with the outbuildings likely to date from the early nineteenth-century and altered in the twentieth century.

The outbuildings were converted into residential dwellings within the last fifteen years and are considered grade II listed. The Statement of Significance provided with the documents alludes that No.7 Bow Windows Avenue is not listed. It is likely that all of the former outbuildings on site would be considered grade II listed, despite No.7 being built towards the end of the nineteenth century. Any development within the setting of these listed buildings is likely to have an impact on the significance of these listed buildings.

The proposals aim to build a free-standing music studio and store within the setting of the former outbuildings to Bow Windows Farm. The proposed new addition would be erected in close proximity to the former outbuildings, partially blocking the barn door opening when viewed from the courtyard. The proposed addition would have an adverse impact on the Front NW elevation, as can be clearly seen on drawing 1127/P/03. A modest addition, built next to the barn door, and not obstructing views towards it, occupying the current shed's footprint may be acceptable.

Paragraph 197 of the NPPF asks local authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them to viable uses consistent with their conservation.

The proposed works have not been appropriately justified as set out in NPPF p200. Paragraph 200 of Chapter 16 (conserving and enhancing the historic environment) of the National Planning Policy Framework 2021 states: *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'*.

Paragraph 203 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

In line with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposals, special regard should be given to the desirability of preserving the listed building, its setting and any of its features of special architectural or historic interest.

We would urge the applicant to withdraw this application until such time as they can address the issues highlighted within this letter. If the applicant is unwilling to do so, then listed building consent should be refused."

Officers Report

1.Site and Locality

1.1 The application relates to the courtyard of an attached barn conversion located to the south of Bow Windows Avenue.

1.2 The barn was converted to residential use under planning permission granted in 2000 (2000/0524). It is connected to the rear(south east) to a small courtyard development consisting of a listed farmhouse and connected barn conversions on the site of the former Bow Windows Farm. The area is predominantly residential in character with further residential development to the north and west of the site being a mixture of converted buildings and more modern residential estate development, constructed from around 2000. To the east is the Clarkes Hotel and associated out-buildings. The host property is set within a shared courtyard and is adjacent to another converted barn (1-5 Bow Windows Avenue) to the north. Immediately beyond this in Bow Windows Avenue is a small estate of relatively modern dwellings which were included in the original application for the host property dating from the 2000 permission. Waver Court, which is set to the west of the site, is a development constructed on the adjacent farm (Waver Farm) made up of modern dwellings constructed from around 2004.

1.3 The barn conversion (known as 7 Bow Windows Avenue) sits at the head of the cul-de-sac facing broadly north. It has a small private area to the front and beyond this is the shared car parking area which serves 1-5 Bow Windows Avenue. The property does not have a garden, but immediately to its east is a private gravelled area which currently houses a timber shed and some domestic paraphernalia. High boundary walls to the rear of the Clarkes Hotel and The Nook enclose this space on 2 sides (to the south and east) and there is a smaller stone wall to the northern boundary which forms the boundary with 5 Bow Windows Avenue, the closest neighbour to the north.

1.4 When viewing the site from the front (north) the rear (southern) boundary wall of the attached listed barn is evident which now includes a large mock timber doorway.

2. Proposal Details

2.1 This application relates to the demolition of the existing outbuilding and erection of a detached home office.

2.2 Various designs have been submitted during the course of the application and the agent has tried to work with officers to overcome initial concerns around design and impact on heritage assets. The amended design now shows a detached outbuilding sited 3.8m to the east of the host building with a footprint of 4.1m by 7.15m. The building will have a traditional slate pitched roof with a height to eaves of 3.2m and to the ridge of 4.6m. Materials are to be dark grey composite cladding with a natural slate roof and brushed dark aluminium windows doors, fascia and barge boards. One window and a glazed door face west towards the host dwelling with 3 conservation rooflights also on this elevation. The outbuilding is to be split into 2 with office space to the front and storage space to the rear (which replaces the existing shed). An internal loft hatch gives access to additional storage space in the eaves and this is to be lit by the rooflights and glazing in the gable facing north.

2.3 The outbuilding will be positioned 900mm from the listed barn to the rear (south) and set away from the timber doors of this building so that there would still be a clear view of this feature. It would be sited 750mm from the side boundary wall to the east (rear of Clarke's Hotel) and 750mm from the boundary wall to the north (boundary with 5 Bow Windows Avenue).

2.4 Delays have taken place with the application whilst amended plans have been negotiated. An extension of time has been agreed.

3. Relevant History

3.1 02/2002/0172 Waver Farm Rampside Barrow-in-Furness Cumbria LA13 0PY Outline Consent for residential development and alterations/modernisations to existing vehicular access Appcond 04/11/2003

3.2 1980/0640 Waver Farm, Rampside, Barrow-in-Furness Listed Building Consent for sliding door/window Appcond 20/08/1980

3.3 1982/0095 Waver Farm, Rampside, Barrow-in-Furness Erection of dairy unit and silage barn Appcond 22/03/1982

3.4 1982/0296 Waver Farm Cottage, Rampside, Barrow-in-Furness Renovation of disused cottage and erection of two storey extension Appcond 06/07/1982

- 3.5 1982/0340 Waver Farm, Rampside, Barrow-in-Furness Listed Building Consent for renovation of disused cottage and erection of two-storey extension Appcond 28/06/1982
- 3.6 22/2003/1234 Land at Waver Farm, 91 Rampside Rampside Barrow-in-Furness Cumbria LA13 OPY Approval of reserved matters for the erection of 15 houses and one bungalow with access road and garages. Appcond 03/03/2004
- 3.7 42/2000/0066 Land to the side and rear of Clarkes Hotel Rampside Road Barrow-in-Furness Cumbria Three storey hotel expansion, providing twenty-one guest bedrooms, erection of five pairs of semi-detached houses, erection of a two storey block containing eight flats, conversion of barns to four dwellings, together with new access road and parking Refused 14/06/2000
- 3.8 42/2000/0524 Land to the side and rear of Clarkes Arms Rampside Barrow-in-Furness Cumbria LA13 OPX Resubmission of application 2000/0066 for a reduced hotel extension, erection of 5 pairs of semi-detached houses, erection of a two storey block containing 8 flats, conversion of barns to 4 dwellings erection of garages and new access road and parking f Appcond 11/10/2000
- 3.9 42/2002/0005 Land to side and rear of Clarkes Arms Rampside Barrow-in-Furness Cumbria LA13 OPX Amendment to application No. 00/0524 to allow modified elevation and modest internal layout changes to the approved barn conversions Approved 18/02/2002
- 3.10 42/2005/0025 Bow Windows Farm Rampside Barrow-in-Furness Cumbria LA13 OPY Sub-division of farmhouse into two dwellings. Appcond 22/06/2005
- 3.11 42/2006/0252 Barns At Bow Windows Farm Rampside Barrow-in-Furness Cumbria Conversion of former farm buildings into two residential dwellings (resubmission 05/1701) Appcond 12/04/2006
- 3.12 57/2004/0116 Clarkes Hotel Rampside Barrow-in-Furness Cumbria LA13 OPX Replacement of external fire escape stairs including 2 new doorways at 1st and 2nd floor APPCOND 24/03/2004
- 3.13 59/2004/0696 Waver Farm Rampside Barrow-in-Furness Cumbria LA13 OPY Submission to comply with condition no. 3 of reserved matters approval 03/1234 - Submission of highways works beyond the site boundary. Approved 27/09/2004
- 3.14 59/2004/0697 Waver Farm Rampside Barrow-in-Furness Cumbria LA13 OPY Submission to comply with conditions nos. 9 and 10 of outline permission 02/0172 - Submission of drainage details. Appcond 17/08/2004
- 3.15 86/2005/0024 Bow Windows Farmhouse Rampside Barrow-in-Furness Cumbria LA13 OPY Listed Building Consent for works associated with the sub-division of farmhouse into two dwellings. Appcond 22/06/2005

3.16 86/2006/0251 Barns At Bow Windows Farm Rampside Barrow-in-Furness Cumbria Listed Building Consent to convert former farm buildings into two residential units (resubmission of 2005/1700) Appcond 12/04/2006

3.17 B13/2008/1705 Barns At Bow Windows Farm Rampside Barrow-in-Furness Cumbria Conversion of derelict barn into a single dwelling (resubmission of 2008/1011) Appcond 13/03/2009

3.18 B13/2011/0710 Bow Windows Farm Rampside Barrow-in-Furness Cumbria LA13 OPY Revised application to that approved under reference 2006/0252 (conversion of farm buildings into two residential units) to include internal and external alterations and relocation of garage from main barn to east wing. Appcond 09-FEB-2012

3.19 B16/2009/0090 Clarkes Arms Rampside Barrow-in-Furness Cumbria LA13 OPX Extension to rear to form additional bedrooms Appcond 18-MAY-2009

3.20 B18/2008/0478 The Clarkes Hotel Rampside Barrow-in-Furness Cumbria LA13 OPX Erection of a smoking shelter (retrospective) Refused 11/06/2008

3.21 B23/2011/0711 Bow Windows Farm Rampside Barrow-in-Furness Cumbria LA13 OPY Listed Building Consent for a revised application to that approved under reference 2006/0251 (conversion of farm buildings into two residential units) to include internal and external alterations and relocation of garage from main barn to east wing. Appcond 10-FEB-2012

3.22 B24/2008/1706 Barns At Bow Windows Farm Rampside Barrow-in-Furness Cumbria Listed Building Consent for the conversion of barn into a dwelling including re-roofing, demolition of left side single annex, reconstruction of single storey annex forming openings for doors and windows and reconstruction of courtyard area (resubmission Appcond 13/03/2009

3.23 B28/2016/0598 Pebble Stones Rampside Barrow-in-Furness Cumbria LA13 OPY Approval of details reserved by condition no 12 (nesting box) for Planning Permission B13/2011/0710 (Conversion of farm buildings into residential units) APPLETT 15/09/2016

3.24 B28/2016/0599 Pebble Stones Rampside Barrow-in-Furness Cumbria LA13 OPY Approval of details reserved by condition nos. 3 (External Joinery, Eaves, Ridge and Verge details), condition no. 5 (Door Frame), Condition no. 8 (Retention of Roof Trusses), Condition 9 (finish of external joinery) and condition no. 10 (Re-pointing)fo Approved 19/09/2016

3.25 B28/2016/0709 Pebble Stones Rampside Barrow-in-Furness Cumbria LA13 OPY Approval of details reserved by condition no 11 (Re-pointing) for Planning Permission B13/2011/0710 (Conversion of farm buildings into residential units) APPLETT 13/10/2016

4. Officer Assessment

National Guidance

4.1 National policy is generally supportive of sustainable development and seeks to encourage good design. Recent amendments to the NPPF, publication of the national design guide and work of the Building Better, Building Beautiful Commission give greater emphasis to design.

4.2 Government policy in relation to heritage is set out in Chapter 16 of the Framework, "Conserving and Enhancing the Historic Environment" and it gives guidance on assessing impact on heritage assets and their setting and defines harm in terms of substantial and less than substantial (although notably "no harm" is not referenced).

4.3 Paragraph 194 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. A brief Heritage Statement has been submitted with the application, although it does not fully address the proposals in terms of Historic England guidance. Nonetheless the Framework advises that "*the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*"

4.4 Paragraph 197(c) advises planning authorities to take account of the desirability of new development making a positive contribution to local character and distinctiveness and your officers have given advice on form, design and detailing. The amended plans should make a positive contribution to local character.

Local Plan Policies

4.5 Key relevant policies relate to achieving good design, safeguarding heritage assets and their setting and protecting residential amenity.

Impact on the setting of heritage assets

4.6 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 introduces a general duty as respects listed buildings in exercise of planning functions: "*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*" The Courts have recently determined that this special regard equates to substantial importance and weight.

4.7 A key element in relation to setting is the rear façade of the listed building to the north and whilst the existing mock timber door is not original it does contribute to significance in terms of aesthetic value. The agent has re-sited the proposed outbuilding to sit neatly within the walled courtyard and retain uninterrupted views of this feature. In addition, setting can also be impacted by new buildings; the historic maps (1914 OS map) indicate the presence of previous outbuildings in this area. It was suggested to the agent that a building in the form of a modest farm outbuilding but of a contemporary design, might be the best approach and this advice was accepted. This follows Historic England guidance in terms of evidential value and the general ethos in terms of new buildings being "of their time" and "honest repairs".

Design and visual amenity

4.8 Following officer advice the submitted design now takes the form of a building that might be found on a farmstead as a continuation of the existing building grouping in a northern direction, being of a traditional slate pitched roof form but in a contemporary design, using dark materials in cladding and window frames to give a recessive appearance. The outbuilding has a much lower eaves and ridge height than the main dwelling and is set 3.8m away from it to give a subservient appearance; overall the building is a well designed approach to the modern issue of home working. In visual amenity terms the current proposal will not be readily visible from public view and should be an improvement on the existing shed which detracts from the setting of the heritage assets. Since the success of the design will largely depend on the quality of the construction a materials condition is recommended.

Residential amenity

4.9 The attached dwelling to the rear of the host building has no windows in its rear elevation and any impact is considered to be modest.

4.10 The nearest dwelling to the north is 5 Bow Windows, whose side building line is positioned approximately 4m from the shared boundary wall. Whilst they have windows in the side gable facing the application site these already face that residents own shed and the boundary wall. Only a small section of the proposed new building will be visible above the existing boundary wall and any impact on amenity is assessed as modest. The ground floor outbuilding windows will be obscured by the existing boundary wall and the upper floor glazing serves a loft space only so overlooking is considered to be negligible.

4.11 The proposed outbuilding is to be used as a home office space and to serve the applicant's hobby only. Planning conditions can prevent future changes of use, although in reality these are limited by the size of the building anyway in that it would not easily lend itself to self-contained accommodation. A sound proofing condition is considered reasonable as a safeguard given the close proximity to neighbouring property.

Representations Received

4.12 The Georgian Group is one of the national amenity societies in relation to the historic environment. An objection was received in relation to the first submission in terms of impact on the setting of the listed buildings, although their response advised "*a modest addition, built next to the barn door, and not obstructing views towards it, occupying the current shed's footprint may be acceptable*". The plans have since been amended, reducing the footprint of the outbuilding and the height and re-siting it to the east of the barn door so that views of it are not obscured; the Georgian Group have been re-consulted but no response has been received to date.

4.13 Representations have been received from 2 neighbouring properties. Issues raised relate to maintenance of adjacent properties and walls which is not a material planning consideration but a private matter. Nonetheless, in relation to 1 wall referred to, the proposed out-building is not adjacent to this and so will have no impact. In relation to the other, the proposed outbuilding has been re-sited further from the wall (now 900mm) which should give adequate access for maintenance.

4.14 Other concerns raised relate to visual amenity and impact on the ambience of the courtyard; it is considered that this concern has been overcome through the design amendments.

4.15 Another concern relates to the potential for the out-building to be used as a dwelling in the future. It is considered that practically the amended plans would limit this potential due to the reduction in size with the internal floor-plan of the home office now only 3.4m by 4.35m and the omission of the mezzanine floor. However, a planning condition would give a further degree of comfort as would retaining the home office for the use of the occupant of 7 Bow Window, only to prevent it being rented out in the future with associated comings and goings.

4.16 Concern has also been raised about potential noise disturbance if used as a hobby space. The agent advises that the home office part of the structure is to incorporate sound proofing in the ceiling and walls and the Council's Environmental Health Officer is happy with this approach. Should any other statutory noise nuisance arise in the future this could be dealt with through the Council's Public Protection Unit.

4.17 The issue of loss of off-street car parking has also been raised however there would still be space for off road car parking within the curtilage of the property and the proposal is unlikely to impact on the local highway network.

Planning Balance and Conclusion

4.18 The proposal introduces a new building which has the potential to impact on the setting of heritage assets, although officer view is that due to the siting, design and detailing, any impact is likely to be neutral. The visual amenity could be improved through the removal of the existing shed and other items which are currently stored externally. Impact on residential amenity should be modest, given the context of the site and the positioning of the building. Conditions can cover the future use of the outbuilding, materials and mitigate noise nuisance and as sustainable development approval is recommended.

5. Conclusions

5.1 Overall the proposal is considered to be acceptable in terms of design, residential amenity and impact on heritage assets and to meet the requirements of national and Local Plan policy and the requirements of the Act in relation to heritage assets and their setting. Much will depend on the quality of the construction, but an attractive building should result which reflects the form of the original farm complex without dominating the setting.

6. Recommendation

I recommend 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 hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 15.7.2021 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent:

Application form dated 14.7.21

Proposed floor plans, elevations and sound proofing details drawing 1127/P/03 Rev E (amended plan received on 9.5.22)

Proposed location and site plan 1127/P/01 Rev C (amended plan received on 4.5.22)

Reason

To ensure that the development is carried out only as indicated on the drawings approved by the Planning Authority in the interests of the setting of the heritage assets and the visual amenity of the area.

Pre-commencement Conditions

3. No development above ground level shall take place until samples of the external materials of construction for the cladding and roof have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the roof shall be in a locally quarried natural slate laid in diminishing courses. 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 and the setting of the adjacent heritage assets.

Before Occupation

4. Before the use hereby permitted is commenced, self-closing doors shall be installed and sound proofing provided in full in accordance with the details shown on drawing 1127/P/03 Rev E. These elements shall be permanently retained unless the Planning Authority gives prior written consent to any variation

Reason

In order to minimise the potential for noise pollution and mitigate any adverse impact on adjacent residents.

Operational Conditions

5. The outbuilding hereby approved must be used for purposes incidental to the enjoyment of the dwelling and for the occupants of No 7 Bow Windows only and no trade or business must be carried out in, or from the premises, and it shall not be rented or sub-let for business or storage purposes.

Reason

In order to protect the residential amenities of the area.

6. The outbuilding hereby approved shall not be used for independent residential accommodation or as a holiday let.

Reason

In order to safeguard the amenity of adjacent residents and to enable the Local Planning Authority to assess the implications of such a potential future use on the character of the area.

Informative

- Please note that any additional external alterations required under the Building Regulations may also require prior planning consent. Please speak to the Planning Officer before any such works are carried out
- 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.
- Please be aware of the Safe Dig service from United Utilities by contacting United Utilities at; UUSafeDig@uuplc.co.uk



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LOCATION PLAN
 (SCALE 1:1250)



EXISTING SITE PLAN (SCALE 1:100)



PROPOSED SITE PLAN (SCALE 1:100)

GENERAL NOTES

Drawings

Do not scale from Drawings unless by agreement. Work to figured dimensions only. Check all dimensions on site prior to commencement of work. Drawings to be read in conjunction with these Generic Specification Items, Pre-Construction Information and all other relevant Consultant Information where applicable. Drawings are copyright and must not be reproduced in whole or in part without express permission from the Designer.

Pricing

Drawings may be used, in conjunction with these Generic Specification Items, Pre-Construction Information and all other relevant Consultant Information where applicable, for pricing the works. The Contractor(s) must state clearly what has been allowed for, with any inclusions, omissions or provisional sums clearly identified. The Contractor(s) must state clearly whether their price is an estimate or quotation.

Client Obligations

Comply with the Construction (Design and Management) Regulations 2015 where applicable. Seek advice from a Health and Safety Consultant.

Comply with the Party Wall Act 1996 where applicable. Seek advice from a Party Wall Surveyor.

Site boundaries where shown are assumed / approximate based on limited evidence available at time of site survey. Seek advice from a Boundary Surveyor should a dispute arise.

Contractor Obligations

Materials and workmanship must be in accordance with all relevant Approved Bodies, British / European Standards, Building Regulations, Manufacturer's recommendations and good practice generally.

Comply with the Construction (Design and Management) Regulations 2015.

Liaise with the Building Control Department to ensure all work is inspected and approved prior to covering up.

Check all design details on site prior to the relevant work commencing with any errors or discrepancies reported immediately to the Designer. In the event that any errors or discrepancies are found, work should not continue until a solution has been found.

Should any design alterations be proposed by the Contractor or Client, they must first be approved by the Designer prior to the relevant work commencing.

Where products are specified by trade name, an alternative product to the same standard (or higher) may be used, but the Contractor must satisfy themselves, the Planning Department and / or the Building Control Department with the suitability of the alternative product and its compliance.

External Finishes

Samples of external finishing materials shall be submitted to and approved by the Planning Department prior to the relevant work commencing.



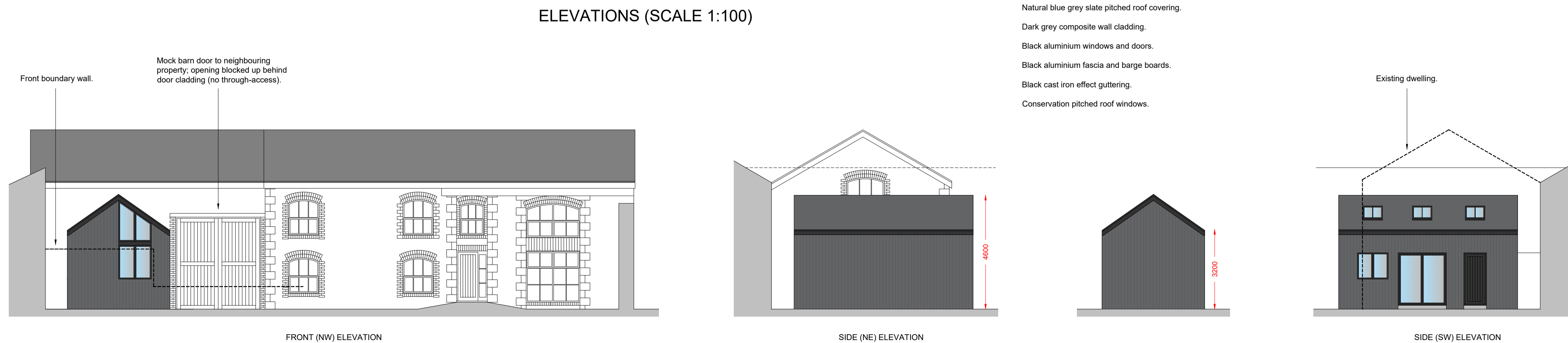
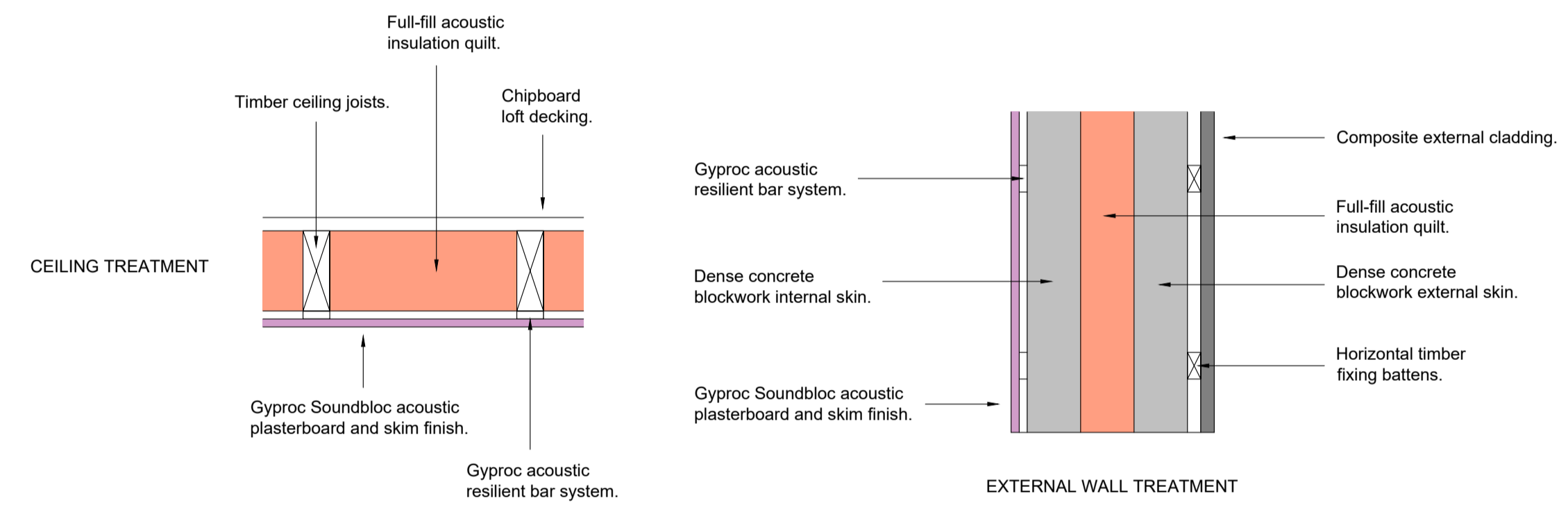
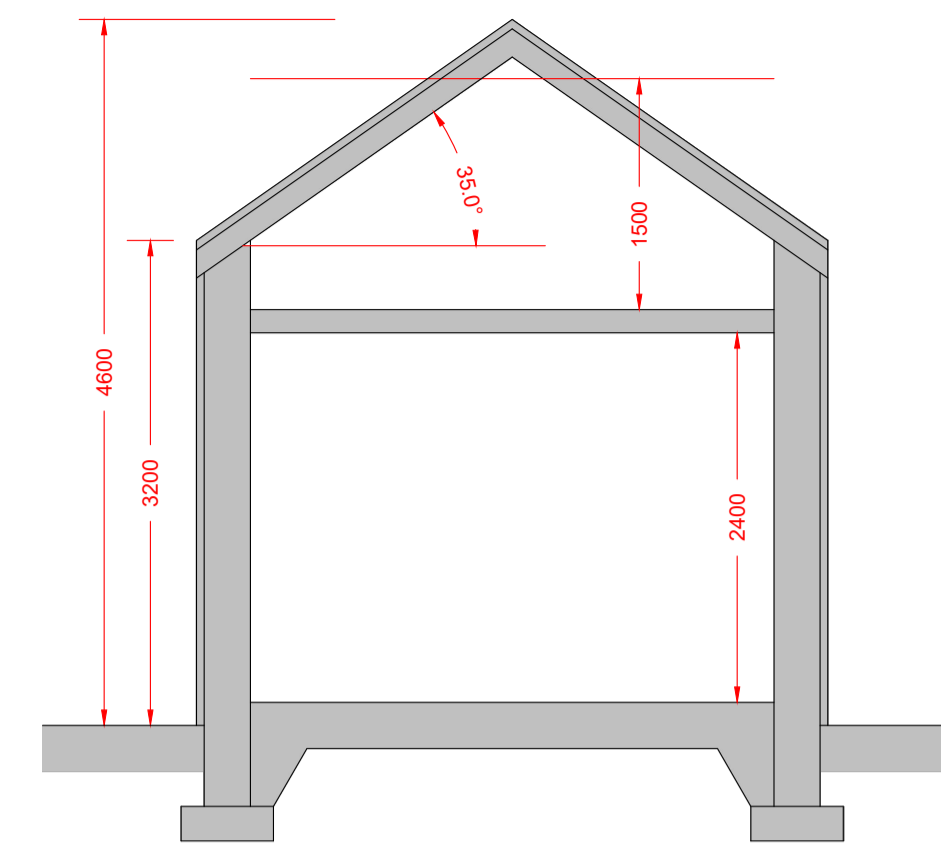
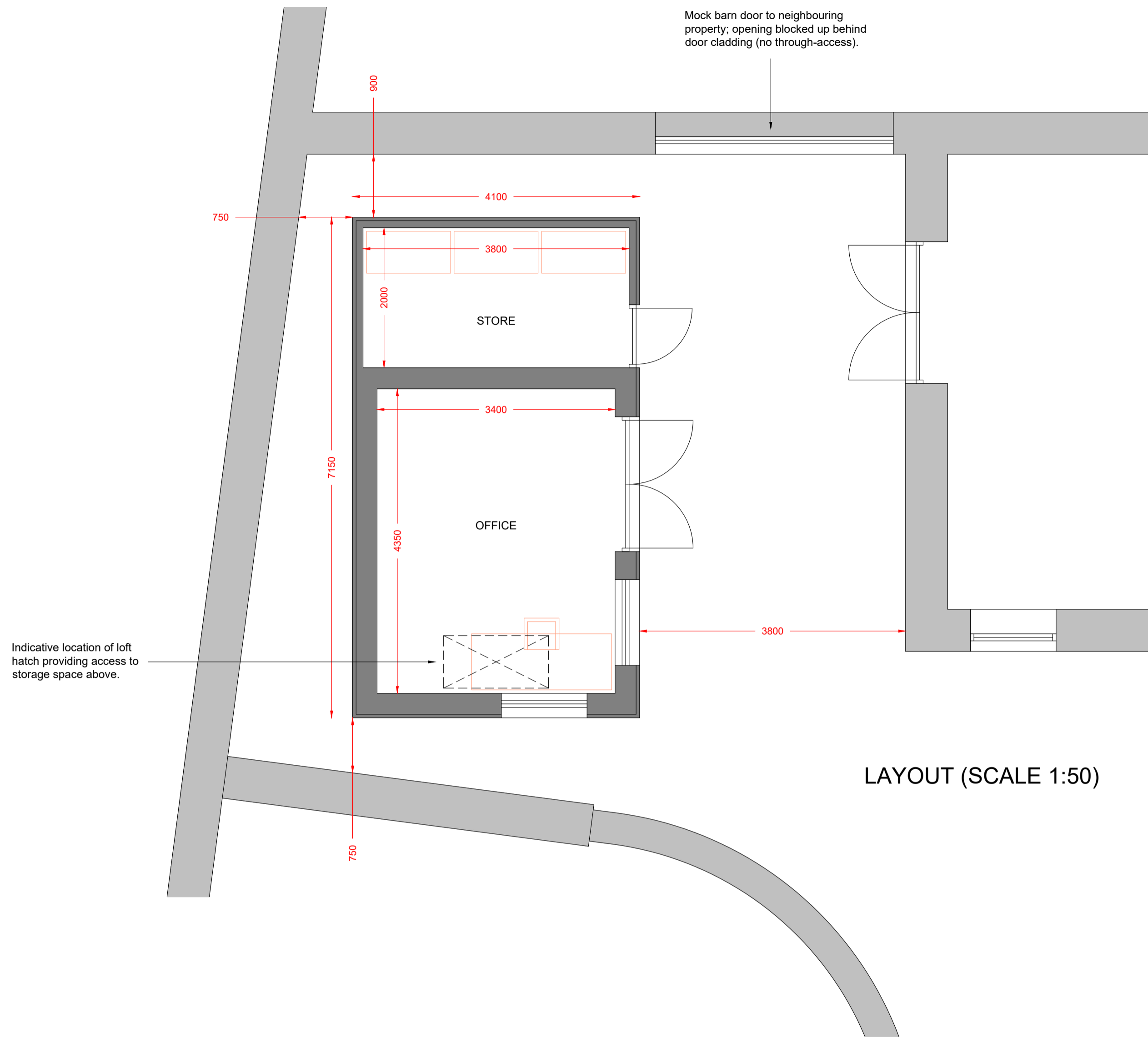
54 Market Street
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 Cumbria LA15 8AA

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DETACHED HOME OFFICE AND STORE

7 BOW WINDOWS AVENUE
 BARROW-IN-FURNESS
 CUMBRIA
 LA13 0SF

PLANNING	DATE: 04-05-2022
LOCATION PLAN AND SITE PLANS	
DRAWING: 1127 / P / 01	REV: C SCALE: VARIES @ A1



GENERAL NOTES

Drawings

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Pricing

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Client Obligations

Comply with the Construction (Design and Management) Regulations 2015 where applicable. Seek advice from a Health and Safety Consultant.

Comply with the Party Wall Act 1996 where applicable. Seek advice from a Party Wall Surveyor.

Site boundaries where shown are assumed / approximate based on limited evidence available at time of site survey. Seek advice from a Boundary Surveyor should a dispute arise.

Contractor Obligations

Materials and workmanship must be in accordance with all relevant Approved Bodies, British / European Standards, Building Regulations, Manufacturer's recommendations and good practice generally.

Comply with the Construction (Design and Management) Regulations 2015.

Liaise with the Building Control Department to ensure all work is inspected and approved prior to covering up.

Check all design details on site prior to the relevant work commencing with any errors or discrepancies reported immediately to the Designer. In the event that any errors or discrepancies are found, work should not continue until a solution has been found.

Should any design alterations be proposed by the Contractor or Client, they must first be approved by the Designer prior to the relevant work commencing.

Where products are specified by trade name, an alternative product to the same standard (or higher) may be used, but the Contractor must satisfy themselves, the Planning Department and / or the Building Control Department with the suitability of the alternative product and its compliance.

External Finishes

Samples of external finishing materials shall be submitted to and approved by the Planning Department prior to the relevant work commencing.



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DETACHED HOME OFFICE AND STORE

7 BOW WINDOWS AVENUE
BARROW-IN-FURNESS
CUMBRIA
LA13 0SF

PLANNING	DATE: 05-05-2022
PROPOSED	
DRAWING: 1127 / P / 03	REV: E SCALE: VARIES @ A1

B18/2022/0291
Planning Committee
24th May 2022



Application Number : B18/2022/0291	Date Valid :12/04/2022
Address : Furness Abbey, Abbey Approach, Barrow-in-Furness, Cumbria, LA13 0PJ	Case Officer : Maureen Smith
Proposal : Installation of a statue in memory of Sir John Laing	
Ward : Newbarns Ward	Parish : N/A
Applicant : Mr David Laing, HM Lord-Lieutenant of Northants	Agent : Mr William Assheton, GSS Architecture
Statutory Date : 07/06/2022	Recommendation : Permission be Granted with conditions
Barrow Planning Hub	

Relevant Policies and Guidance

Full details of the policies listed below are included in the appendix

Local Plan Policies

1. Barrow Borough Local Plan 2016-2031 - Policy DS1 - Council's commitment to sustainable development
2. Barrow Borough Local Plan 2016-2031 - Policy DS2 - Sustainable Development Criteria
3. Barrow Borough Local Plan 2016-2031 - Policy DS5 - Design
4. Barrow Borough Local Plan 2016-2031 - Policy HE1 - Heritage Assets and their setting
5. Barrow Borough Local Plan 2016-2031 - Policy HE3 - Listed Buildings
6. Barrow Borough Local Plan 2016-2031 - Policy HE4 - Conservation Areas
7. Barrow Borough Local Plan 2016-2031 - Policy HE6 - Scheduled Ancient Monuments and Archaeological Assets

Summary of Main Issues

Whilst recognising that public art can be a subjective matter, the main issue raised by this application is whether the proposed installation is appropriate within this historically sensitive setting and the wider landscape.

The application relates to the grounds of Furness Abbey which is a Grade I listed building as well as a scheduled ancient monument and it is also immediately adjacent to Furness Abbey Conservation Area. The key consideration is the impact on heritage assets and their setting as well as design, visual amenity and potential impact on tree roots.

Non Material Considerations

Response to Publicity and Consultations

The application has been advertised by site and press notices.

Neighbours Consulted

Street Name Abbey Approach Holker	Properties Abbey Manor, Abbey Vale, Estates Office,
--	--

Responses	Support	Object	Neutral
1	0	1	0

One local resident has objected to the application on the following grounds:

- tenuous links since Sir John Laing did not live in Barrow, other locations would be better.
- Barrow is already well served with Victorian statues and the idea of erecting statues seems outdated.
- English Heritage have not commented.
- the grounds of the Abbey are not a suitable location, being a nationally important heritage site.
- could set a precedent for anyone being able to erect a statue for a grand parent in historically sensitive location.

Organisations Consulted

- Consultee**
 Barrow Borough Council (Building Control)
 Cumbria County Council (Archaeology)
 English Heritage
 Heritage Trust For The North West
 Historic Buildings & Places
 Historic England (North West)
 Joint Committee of the National Amenity Society

List of Organisation Responses

14/04/2022

Cumbria County Council (Archaeology)

"Thank you for consulting me on the above application.

Whilst the proposal is modest in its scope, it will impact upon the legally protected scheduled monument of Furness Abbey. The applicant will need to seek scheduled monument consent from Historic England for the statue. I therefore recommend that Historic England are consulted on the planning application and I defer to any forthcoming comments that they may make.

Please do not hesitate to contact me if you have any queries regarding the above."

13/04/2022

Historic England (North West)

"Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request"

Officers Report

1.Site and Locality

1.1 This application relates to land within the grounds of Furness Abbey and includes the siting of a sculpture in an area to the north of the principal Abbey remains, south of the visitor centre and immediately west of the railway line, just to the west of an existing curved stone boundary wall. There is an existing bench on the site and this is to be replaced with a bench and sculpture on the same footprint. The bench is currently enveloped by trees and planting such that it is not readily visible from public view. The site is managed by English Heritage and is contained by a boundary fence with access being through the visitor centre. Immediately to the north of the site is the visitor car park with the land being contained by Abbey Approach along the western boundary and the railway line to the east.

1.2 The area is of high historic and archaeological value being within the boundary of a scheduled ancient monument and the setting of a number of important listed buildings: Furness Abbey (Grade I), the Abbey wall (Grade I), Abbey Tavern (Grade II), the Capella Portas and wall (Grade I) and the Furness Abbey Conservation Area envelopes the site.

2. Proposal Details

2.1 The application relates to the installation of a statue in memory of Sir John Laing.

2.2 Supporting information submitted with the application advises: "*it was here that John Laing, 1879-1976, the Cumbrian businessman and building contractor, prayed for the saving of his company in a time of trouble. The firm survived and later thrived and attributed this to a response to his prayers. He consequently felt forever indebted to Furness Abbey and his grandson is leading efforts to memorialise this event and the memory of his grandfather by erecting a statue of Sir John Laing in the grounds of the Abbey.*"

2.3 The chosen design is a bronze figure in contemplative pose on a wooden bench using life size proportions. The siting is in the centre of a semi-circular stone wall on the eastern edge of an open space with trees and the railway line beyond as the backdrop and partly wrapping around the sculpture.

2.4 The plans illustrate a hardcore and concrete foundation base with local stone paving surrounding the bench.

3. Relevant History

3.1 **No history revealed for this application**

4. Officer Assessment

National Guidance

4.1 National guidance in relation to heritage is set out in Chapter 16 of the NPPF: *Conserving and Enhancing the Historic Environment*. Paragraph 197 recognises that new development has the potential to make a positive contribution to local character and distinctiveness.

4.2 Paragraph 199 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. In this case I am of the view that harm to significance would not arise and any impact is assessed as neutral. Since harm is not identified in this case paragraphs 201 (substantial harm) and 202(less than substantial harm) are not relevant.

4.3 Paragraph 206 advises that Planning authorities should look for opportunities for new development within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. In this case, the proposed statue has the potential to enhance the setting of the adjacent heritage assets.

Other relevant Legislation

4.4 In addition to the planning framework which is primarily set out in the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest and the Ancient Monuments and Archaeological Areas Act 1979 provides specific protection for monuments of national interest. Any decisions where listed buildings and their settings and conservation areas are a factor must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (in particular section 66 and 72) as well as applying the relevant policies in the development plan and the National Planning Policy Framework.

Local Plan Policies

4.5 The policy background for one off public art installations such as this is quite limited locally, relating more to the incorporation of art within wider developments. There are elements in other policies however to help guide such decisions.

4.6 DS2 states generally (that development should be) *“Contributing to the enhancement of the character, appearance and historic interest of related landscapes, settlements, street scenes, buildings, open spaces, trees and other environmental assets”*

4.7 DS5 aims to *“Incorporate public art where this is appropriate to the project and where it can contribute to design objectives.”*

4.8 DS6 relates to landscaping stating that, *“Landscaping should be viewed as an integral part of the design process and should include soft and hard landscaping, street furniture, lighting and public art where appropriate.”*

4.9 In national policy, within the context of the National Planning Policy Framework (NPPF), it is stated that public art *“contributes to strong, vibrant communities through the creation of quality places and relating health, social and cultural well- being benefits”*

4.10 Specifically in relation to heritage, Policy HE1 recognises the importance of Furness Abbey scheduled ancient monument and its setting and Policy HE3 advises that development within the setting of listed buildings should not cause unacceptable harm. Opportunities to enhance and better reveal significance are supported. Policy HE4 supports development within the setting of conservation areas which preserves or enhances the character or appearance of the area and Policy HE6 does not permit development that would cause unacceptable harm to scheduled monuments.

Impact on Heritage Assets

4.11 Scheduled monument consent (SMC) will be required through Historic England and the applicants are aware of this. Archaeology would be addressed at this stage and mitigation measures put in place; a planning condition is also recommended.

4.12 The proposal is modest in scale and located within a landscaped area with trees as a backdrop such that it will be partly hidden by existing planting; it is not considered to impact on or cause harm to the heritage assets in the locality or their setting. A bench already exists in the same position and any impact, when viewed from any principal public viewpoints, is likely to be no greater than that of a person sat on a bench.

Design and visual amenity

4.13 The more primary issues raised relate to landscape impact, appearance/design and visual amenity, which are all linked to some degree. In assessing this impact, consideration of the immediate area is a key consideration.

4.14 Art installations are commonly divisive given the subjective nature of art/sculptures. However, the scale in the wider context is minimal and when considered locally it should provide a focal point of interest alongside the immediate setting of the visitor centre. Any landscape impact is considered minimal given it is located within an enclosed area accessed via the visitor centre and partially screened by existing planting, thus avoiding a more isolated open position which may be considered to be more harmful.

4.15 Barrow has a long history of town statues and public art is generally seen as a good thing, although like all art it can be viewed subjectively. In this case, the proposal is modest and sensitively sited and should have a positive impact on visual amenity.

Impact on trees

4.16 The proposed siting is adjacent to a number of mature trees and a landscape belt and since concrete can be poisonous to tree roots it is recommended that an Arboricultural Method Statement for the construction of the sculpture is required by condition to ensure that the method of construction does not impact on the adjacent trees.

Representations received

4.17 The County archaeologist has advised of the need for scheduled monument consent.

4.18 One objection has been received from a nearby resident which has triggered the application being considered by planning committee. However, the concern about tenuous links with Barrow is not a planning consideration but something for the land owner to consider. The resident also raises the concern that a sculpture is inappropriate for a nationally important heritage site. However, the applicants have given careful consideration to setting and propose to position the sculpture in a landscaped area where it will not directly impact on the setting of the important heritage assets. Historic England and English Heritage will give this further consideration in both their heritage consent (in relation to SMC) and land owner capacities.

5. Conclusions

5.1 The proposed sculpture is considered to be of modest proportions and sensitively located to mitigate any harm to heritage assets and their setting such that impact is likely to be neutral, although conditions around archaeology and trees are recommended. The proposal is considered to be compliant with national and local plan policy and the requirements of the Act in relation to heritage assets and their setting and it should add visual interest to the area and potentially attract visitors in its own right.

6. Recommendation

I recommend 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 hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 13.4.22 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent:

Plan 1 location plan

Plan 2 proposed block plan

Plan 3 proposed statue

Plan 5 proposed plan and elevation of bench including base
Plan 6 proposed plan and elevation of bench
Plan 7 sketch plan
Design and Access Statement WFA/DMV/L084A R01
Application form dated 4.4.22

Reason

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

Pre-commencement Conditions

3. Prior to the commencement of the development hereby approved, an arborical method statement shall be submitted to and be approved in writing by the Local Planning Authority giving full details of how the sculpture and in particular the foundations, can be constructed without damage to any of the adjacent trees and mature planting surrounding the sculpture. The development shall proceed in accordance with the method statement.

Reason

In order to ensure a satisfactory method of construction that would not cause harm to any of the adjacent trees.

4. Prior to the commencement of the development hereby approved, full details of an archaeological watching brief shall be submitted to and be approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved brief.

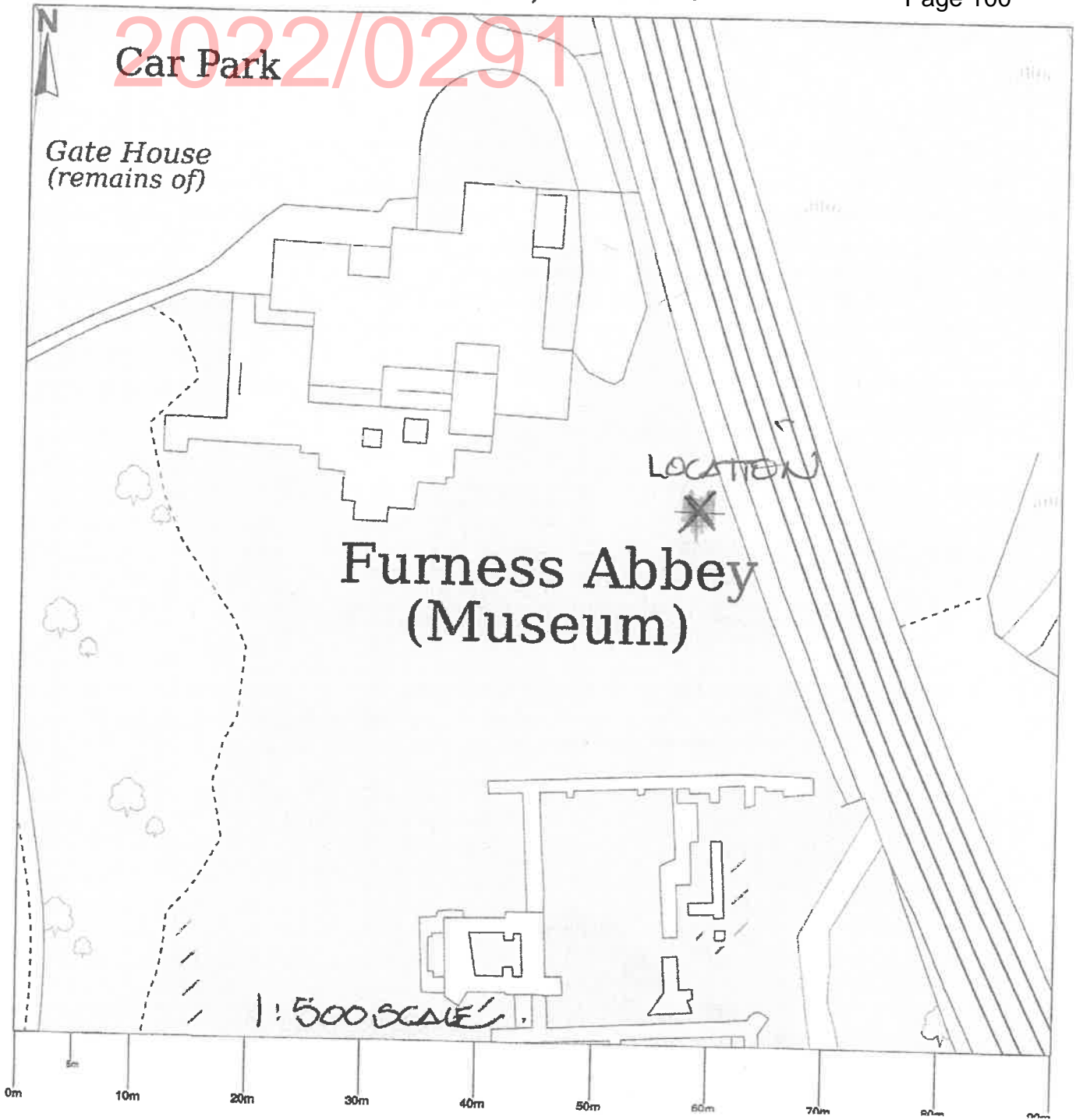
Reason

The site falls within a scheduled monument which is of archaeological interest and the condition is required to minimise any harm to archaeology as a result of construction and foundation works.

Informative

- Please note that any additional external alterations required under the Building Regulations may also require prior planning consent. Please speak to the Planning Officer before any such works are carried out
- 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.

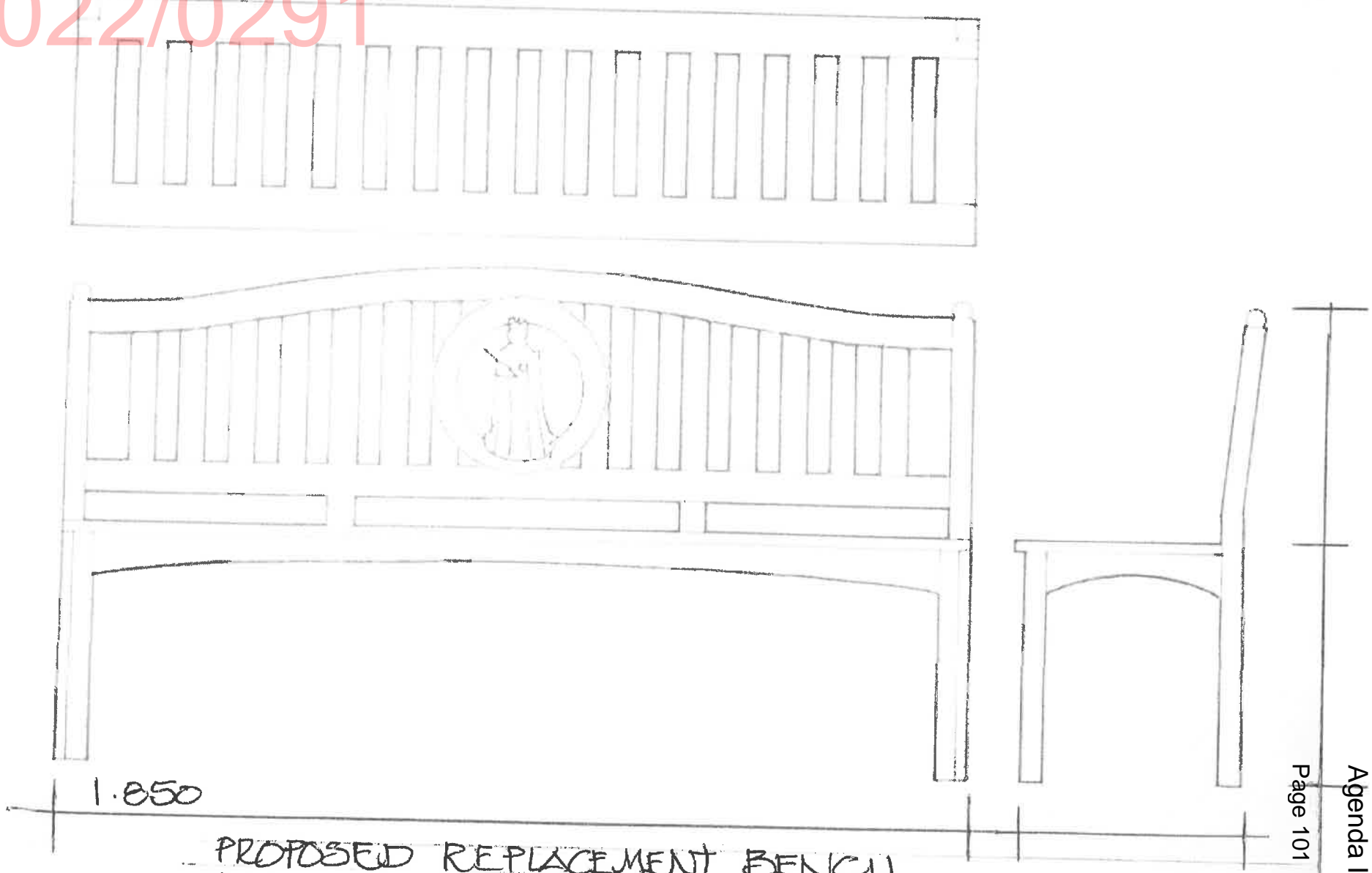
- Please be aware of the Safe Dig service from United Utilities by contacting United Utilities at; UUSafeDig@uuplc.co.uk
- The applicant/agent are reminded of the need to apply for Scheduled Monument Consent (SMC) and no work should commence in advance of this. Further information is available on the attached link: <https://historicengland.org.uk/advice/planning/consents/smc/>



PROPOSED STATUE & REPLACED BENCH
FURNESS ABBEY LOCATION PLAN 1:500

502

2022/0291



1.850

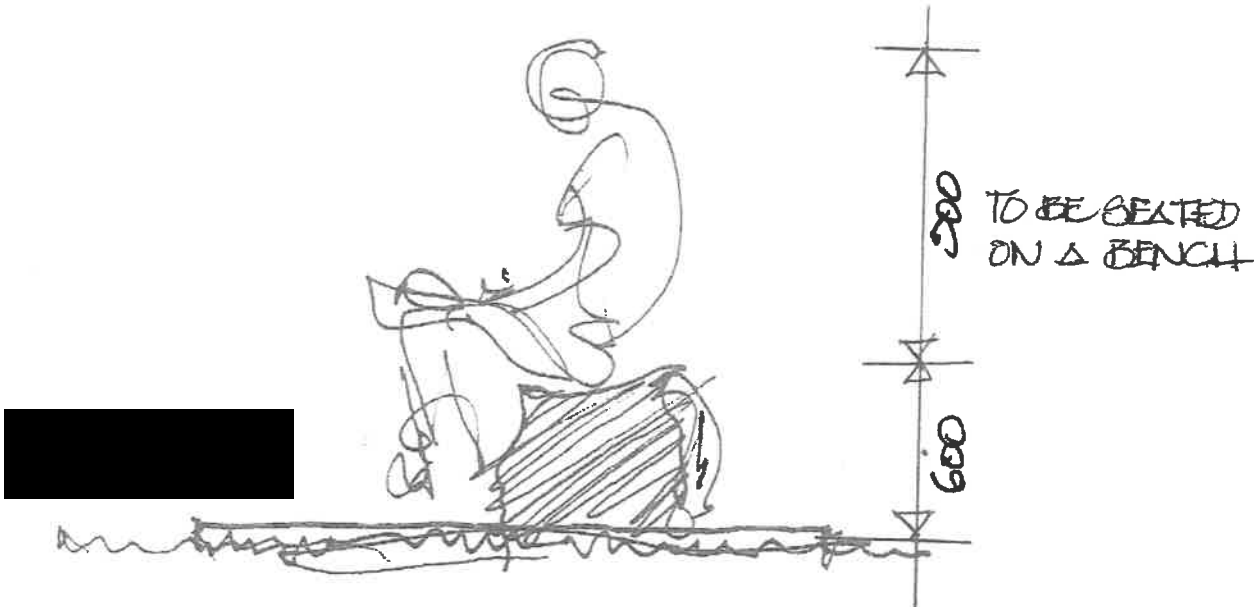
Page 101

PROPOSED REPLACEMENT BENCH
FURNESS ABBEY.

Agenda Item 10

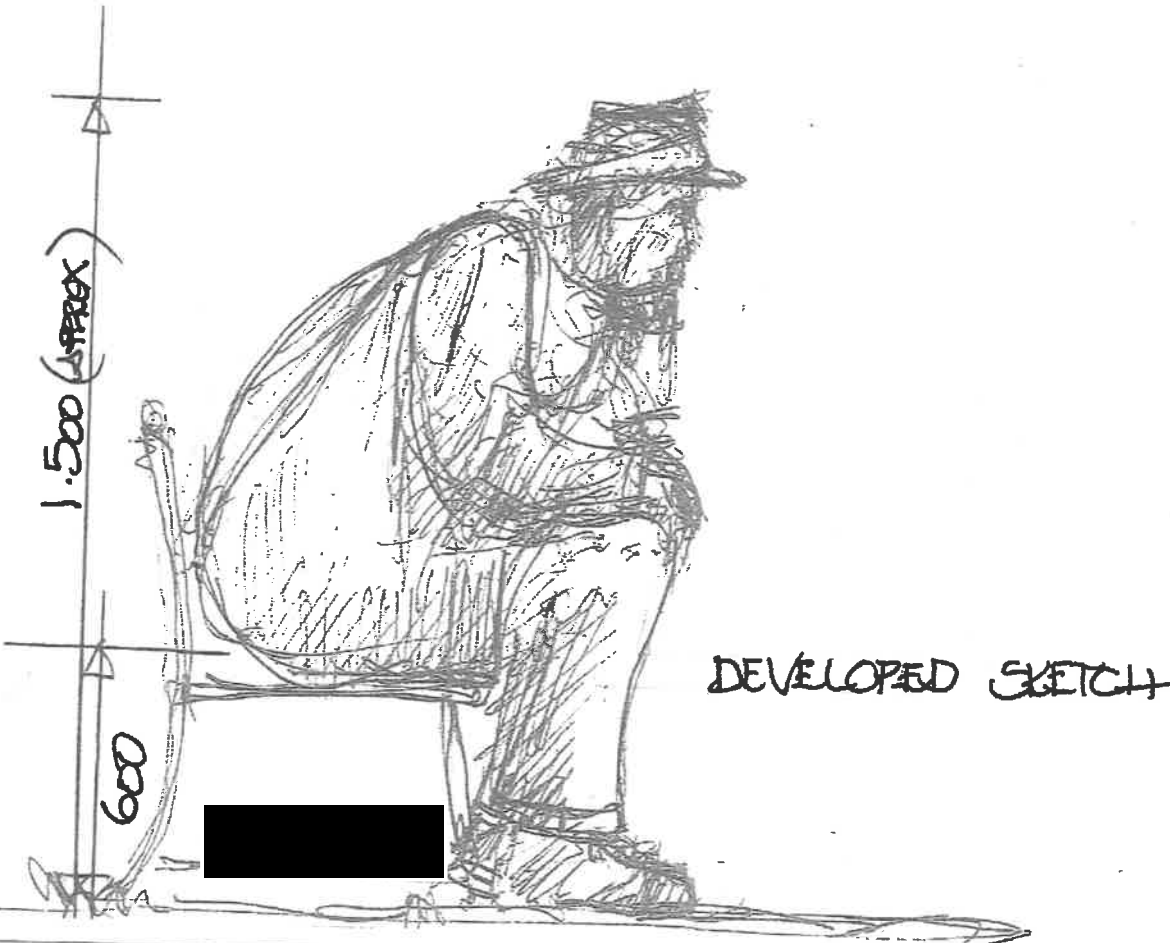
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2022/0291



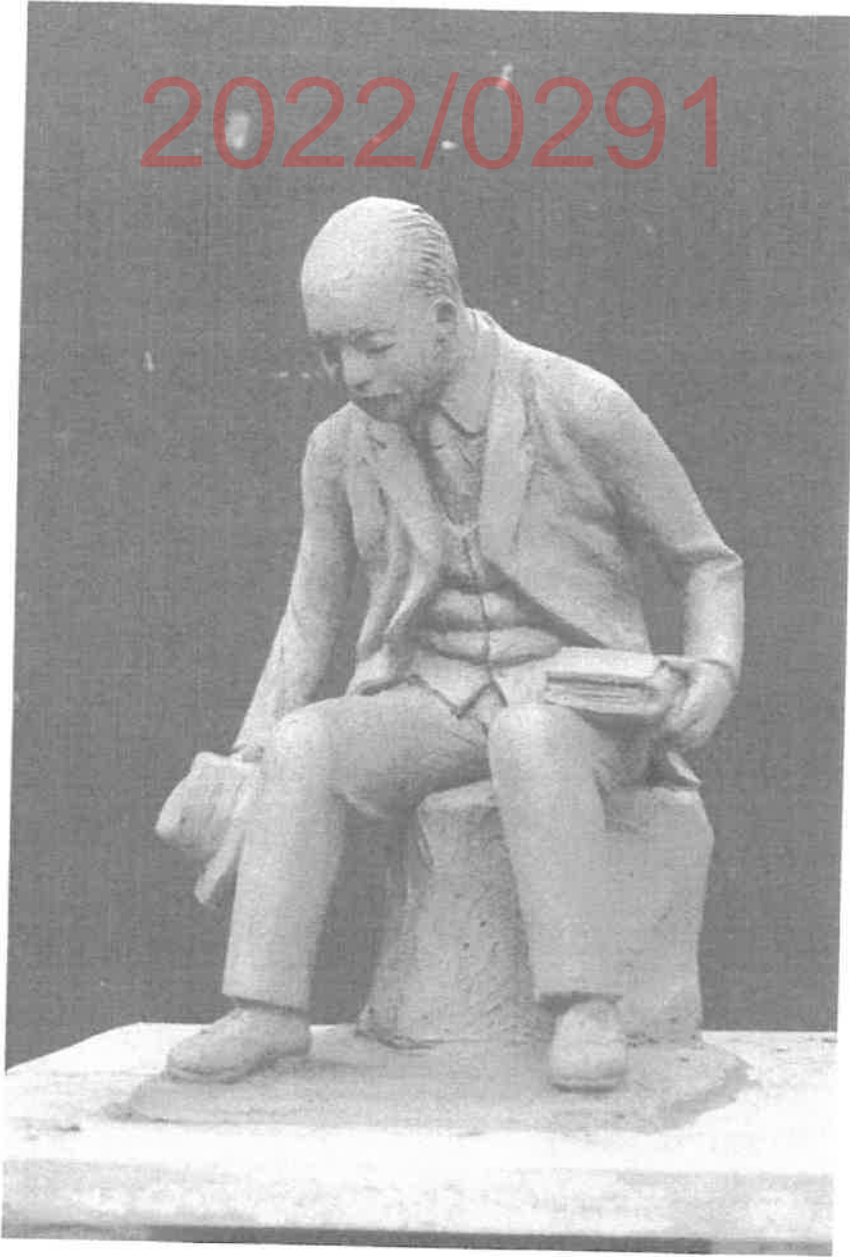
INITIAL SKETCH

SIRUJOHN LAING



DEVELOPED SKETCH

2022/0291



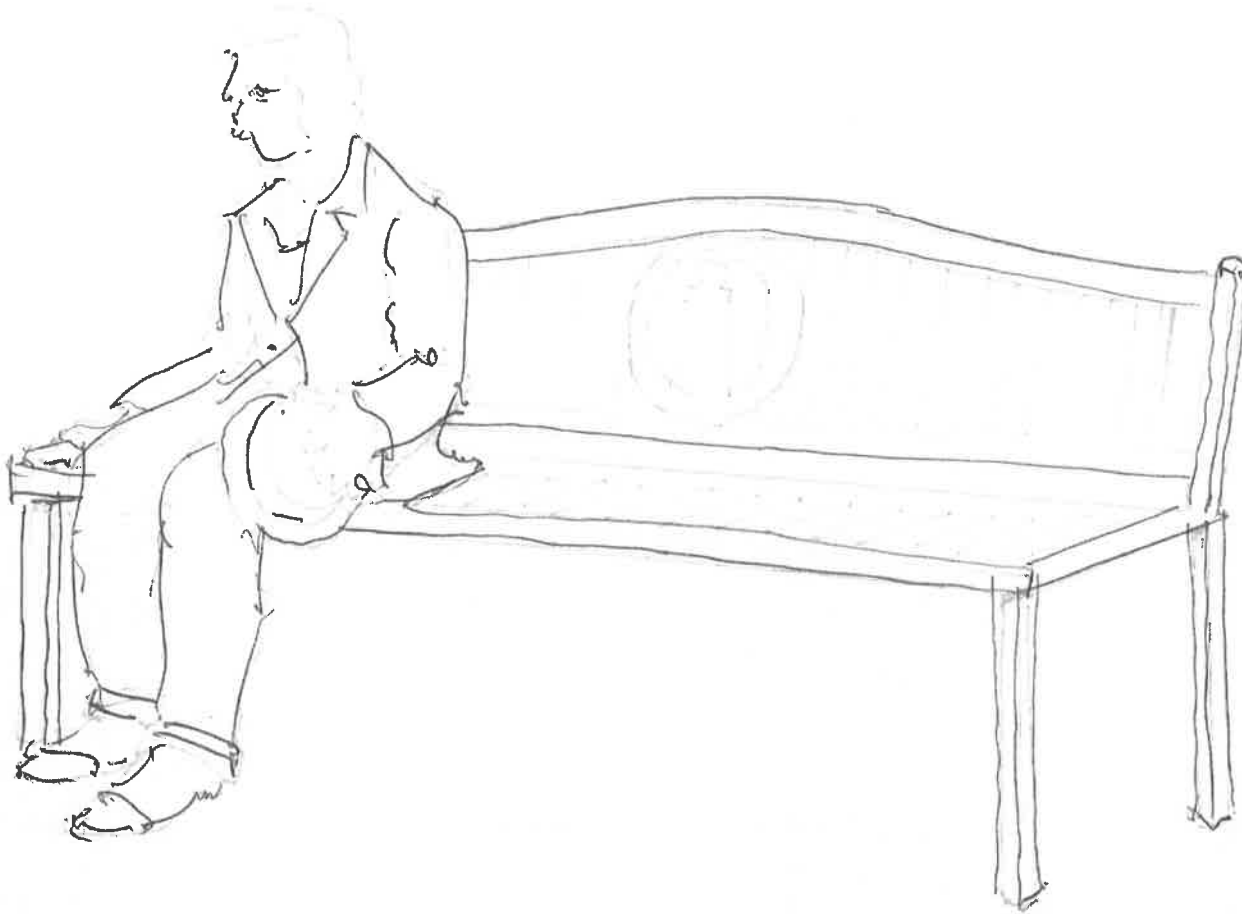
TO BE SEATED
ON A BENCH

PROPOSED STATUE
FRONT

SIR JOHN LAING

03⁷

2022/0291



PROPOSED STATUE SEATED ON BENCH

4.0 LAYOUT

The layout is simple, the figure on a bench on the edge of open space with the railway line and trees behind as a backdrop.



Page 105

Agenda Item 10

Appendices Policies

Note to Members

Below are the full wordings of the policies relevant to the applications found on the agenda today.

National Planning Policy Framework 2021

NPPF 011

Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

NPPF 130

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

NPPF 194

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

NPPF 195

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

NPPF 197

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

NPPF 199

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

NPPF 200

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

NPPF 202

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

NPPF 203

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Barrow Borough Local Plan 2016-2031

Policy DS1 - Council's commitment to sustainable development

When determining planning applications the Council will take a positive approach to ensure development is sustainable. The Council will work pro-actively with applicants to find positive solutions that allow suitable proposals for sustainable developments to be approved wherever possible.

The Council is committed to seeking to enhance the quality of life for residents by taking an integrated approach to protect, conserve and enhance the built, natural and historic environment whilst ensuring access to essential services and facilities and a wider choice of housing. This will enable the Local Plan's Vision and Objectives to be met and to secure development that simultaneously achieves economic, social and environmental gains for the Borough.

Planning applications that accord with the Development Plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework (or any document which replaces it) taken as a whole; or
- b) Specific policies in the Framework (or any document which replaces it) indicate that development should be restricted.

Policy DS2 - Sustainable Development Criteria

In order to meet the objectives outlined in Policy DS1, subject to other Development Plan policies which may determine the suitability of particular sites, all proposals should meet all of the following criteria, where possible, taking into account the scale of development and magnitude of impact and any associated mitigation by:

- a) Ensuring that proposed development incorporates green infrastructure designed and integrated to enable accessibility by walking, cycling and public transport for main travel purposes, particularly from areas of employment and retail, leisure and education facilities;
- b) Ensuring development does not prejudice road safety or increase congestion at

junctions that are identified by the Local Highway Authority as being over-capacity;

c) Ensuring access to necessary services, facilities and infrastructure and ensuring that proposed development takes into account the capacity of existing or planned utilities infrastructure;

d) Ensuring that the health, safety and environmental effects of noise, smell, dust, light, vibration, fumes or other forms of pollution or nuisance arising from the proposed development including from associated traffic are within acceptable levels;

e) Respecting the residential amenity of existing and committed dwellings, particularly privacy, security and natural light;

f) Protecting the health, safety or amenity of occupants or users of the proposed development;

g) Contributing to the enhancement of the character, appearance and historic interest of related landscapes, settlements, street scenes, buildings, open spaces, trees and other environmental assets;

h) Contributing to the enhancement of biodiversity and geodiversity;

i) Ensuring that construction and demolition materials are re-used on the site if possible;

j) Avoiding adverse impact on mineral extraction and agricultural production;

k) Ensuring that proposals incorporate energy and water efficiency measures (in accordance with the relevant Building Regulations), the use of sustainable drainage systems where appropriate and steers development away from areas of flood risk;

l) Ensuring that any proposed development conserves and enhances the historic environment including heritage assets and their settings; and

m) Development must comply with Policy DS3.

Where the applicant demonstrates that one or more of the criteria cannot be met, they must highlight how the development will contribute towards the achievement of the Local Plan objectives by alternative means.

Policy DS5 - Design

New development must be of a high quality design, which will support the creation of attractive, vibrant places. Designs will be specific to the site and planning applications must demonstrate a clear process that analyses and responds to the characteristics of the site and its context, including surrounding uses, taking into account the Council's Green Infrastructure Strategy. Proposals must demonstrate clearly how they:

- a) Integrate with and where possible conserve and enhance the character of the adjoining natural environment, taking into account relevant Supplementary Planning Documents;
- b) Conserve and enhance the historic environment, including heritage assets and their setting;
- c) Make the most effective and efficient use of the site and any existing buildings upon it;
- d) Create clearly distinguishable, well defined and designed public and private spaces that are attractive, accessible, coherent and safe and provide a stimulating environment;
- e) Allow permeability and ease of movement within the site and with surrounding areas, placing the needs of pedestrians, cyclists and public transport above those of the motorist, depending on the nature and function of the uses proposed;
- f) Create a place that is easy to find your way around with routes defined by a well-structured building layout;
- g) Prioritise building and landscape form over parking and roads, so that vehicular requirements do not dominate the sites appearance and character;
- h) Exhibit design quality using design cues and materials appropriate to the area, locally sourced wherever possible;
- i) Respect the distinctive character of the local landscape, protecting and incorporating key environmental assets of the area, including topography, landmarks, views, trees, hedgerows, habitats and skylines. Where no discernible or positive character exists, creating a meaningful hierarchy of space that combines to create a sense of place;
- j) Create layouts that are inclusive and promote health, well-being, community cohesion and public safety;

- k) Incorporate public art where this is appropriate to the project and where it can contribute to design objectives;
- l) Ensure that development is both accessible and usable by different age groups and people with disabilities;
- m) Integrate Sustainable Drainage Systems of an appropriate form and scale;
- n) Mitigate against the impacts of climate change by the incorporation of energy and water efficiency measures (in accordance with the Building Regulations), the orientation of new buildings, and use of recyclable materials in construction; and
- o) Ensuring that new development avoids creating nesting sites for gulls e.g. through the provision of appropriate roof pitches.

Policy H17 - Protection of Residential Privacy

Proposals for extensions must demonstrate through good design that an acceptable standard of privacy can be maintained between opposing and neighbouring properties. Principal windows in the side elevations of habitable rooms at upper floor levels should be avoided where the privacy of neighbouring occupiers will be compromised. Where privacy is to be protected by distance alone, a minimum of 21 metres will be required between the facing windows of habitable rooms of opposing homes. Exceptions may be made for the facing windows of ground floor habitable rooms where adequate screening exists and in cases where normal standards of separation cannot be achieved and existing standards will not be eroded by accepting distances of less than 21 metres. In all situations the use of obscure glazing in the principal windows of habitable rooms will not be an acceptable measure to overcome the provisions of this policy as this is deemed to provide a sub-standard level of accommodation.

Habitable areas are defined as living rooms, bedrooms, studies, dining rooms, and kitchens with dining areas.

Policy HE1 - Heritage Assets and their setting

The Council will, through planning decisions and in fulfilling its wider functions, proactively manage and work with partners to protect and enhance the character,

appearance, archaeological and historic value and significance of the Borough's designated and undesignated heritage assets and their setting.

Opportunities will also be pursued, to aid the promotion, understanding and interpretation of both heritage and cultural assets, as a means of maximising wider public benefits and in reinforcing Barrow's distinct identity.

Key elements which contribute to the Borough's identity, and which will therefore be a priority for safeguarding and enhancing into the future, include:

1. The Furness Abbey Scheduled Ancient Monument and its setting;
2. 14th Century castles such as Piel Castle and Dalton Castle and key religious sites and their setting;
3. Barrow Town Hall, Ramsden Square and Schneider Square and associated statues as well as the streets and spaces which interconnect and provide setting for these assets;
4. Wide, Victorian, tree-lined routes into and around Barrow such as Abbey Road and Hartington Street and the grid-iron pattern of areas of terraced housing in and around Barrow town centre;
5. Remnants of the Borough's industrial heritage including sandstone workshop buildings, the imposing former worker's tenement blocks on Barrow Island, the slag bank, former iron workings and neighbourhoods of older traditional housing.
6. Coastal features including Jubilee Bridge, Roa Island jetty, pill boxes, Walney and Rampside lighthouses and Cavendish Dock;
7. Barrow Park, including the cenotaph and bandstand;
8. Conservation areas and Listed Buildings across the Borough;
9. Key cultural assets encompassing parklands, woodland, landscapes, coastlines, museums, libraries, art galleries, public art, local food and drink and local customs and traditions.

As well as fulfilling its statutory obligations, the Council will:

- a) Seek to identify, protect and enhance local heritage assets;
- b) Promote heritage-led regeneration including in relation to development opportunities;
- c) Produce conservation area appraisals and management plans;
- d) Develop a positive strategy to safeguard the future of any heritage assets that are considered to be "at risk";
- e) Adopt a proactive approach to utilising development opportunities to increase the promotion and interpretation of the Borough's rich archaeological wealth; and
- f) Develop a positive heritage strategy across the Borough.

Policy HE3 - Listed Buildings

Proposals for works to listed buildings, including alterations, extensions or change of use and development affecting setting should not cause unacceptable harm to its significance, including those elements which contribute to their special architectural or historic interest, and setting. Opportunities to enhance and better reveal their significance will be supported.

Substantial harm to, or loss of, a Grade II listed building should be exceptional. Substantial harm to, or loss of, Grade I and II* listed buildings should be wholly exceptional.

Proposals which involve substantial harm to, or loss of, a listed building including to its setting, will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial benefits that outweigh that harm or loss, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site;
- b) That no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c) That conservation through grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighted against the public benefits of the proposal, including securing its optimum viable use.

Policy HE4 - Conservation Areas

Development within or affecting the setting of Conservation Areas will only be permitted where it preserves or enhances the character or appearance of the Area. Proposals for all new development, including alterations and extensions to buildings and their re-use, must be sensitive and appropriate to the character of the area. Any replacement feature should match the original where it makes a positive contribution to the Conservation Area and its setting.

Proposals must be supported by any relevant Conservation Area Appraisal or Management Plan. In particular it should respect all of the following:

- a) The character of existing architecture and any historical associations by having due regard to positioning and grouping of buildings, form, scale, enclosure, detailing and use of traditional materials;
- b) Existing hard and soft landscape features including open space, trees, walls and surfacing;
- c) Traditional plot boundaries and frontage widths; and
- d) Significant views into or out of the Areas.

Proposals should also avoid the loss of public and private open space which makes a positive contribution to the character and appearance of the Conservation Area and its setting.

Through Conservation Area Appraisals the Council will identify any opportunities for new development to enhance or better reveal their significance.

Policy HE6 - Scheduled Ancient Monuments and Archaeological Assets

Development will not be permitted where it would cause unacceptable harm to a scheduled ancient monument, a non designated asset of national importance, and their settings.

Proposals that affect non-designated assets will be assessed on the significance of the assets and the scale of likely harm to establish whether the development is acceptable in principle. Where this is the case, the Council will seek to ensure the mitigation of archaeological harm through the preservation in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for the excavation and recording of assets to a level that is proportionate to their significance and to the scale of the impact of the proposal. Where possible, opportunities should also be taken to promote and provide interpretation of archaeological assets.

Where there is knowledge that there are archaeological remains or where there are reasonable grounds for the potential of unknown assets of archaeological interest to be, proposals should be accompanied by an assessment of the significance of the asset and how it will be affected by the proposed development including where their significance, extent and state of preservation is not clear. The level of information required will be proportionate to the asset's significance and to the scale of the impact of the proposal, and may require, where necessary, archaeological desk-based assessment and field evaluation.

PLANNING COMMITTEE**24th May 2022****INDEX**

Page No	Reference	Address	Proposal
2	2022/0227	2-10 Mill Bank Barrow-in-Furness	Erection of a front porch to entrances, comprising grp flat roof and timber screen.
8	2021/0531	7 Bow Windows Avenue Barrow-in-Furness	Demolition of the existing outbuilding and erection of a detached home office
25	2022/0291	Furness Abbey, Abbey Approach Barrow-in-Furness	Installation of a statue in memory of Sir John Laing

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PLANNING COMMITTEE

24th May 2022

Extra Information Book

Page	App. No	Address
25	2022/0291	Furness Abbey , Abbey Approach, Barrow-in-Furness

Planning Committee	Extra Information Item
Date of Meeting :24.05.22	
Reporting Officer : Development Services Manager (Planning)	
Reference Number : B18/2022/0291	
Location : Furness Abbey, Abbey Approach, Barrow-in-Furness, Cumbria, LA13 0PJ	
Proposal : Installation of a statue in memory of Sir John Laing	

Amended Condition

Report :

2. The development hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 13.4.22 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent:

Plan 1 location plan

Plan 2 proposed block plan

Plan 3 proposed statue

Plan 7 sketch plan

Design and Access Statement WFA/DMV/L084A R01

Drawing SK03 Proposed elevations and section

Application form dated 4.4.22

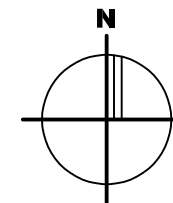
Reason

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

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PRELIMINARY ISSUE

Project Title:

Statue of Sir John Laing,
Furness Abbey

Client:

David Laing Foundation

Drawing Title:

Existing Plan:
Bench & Garden Features

File Number: L084A

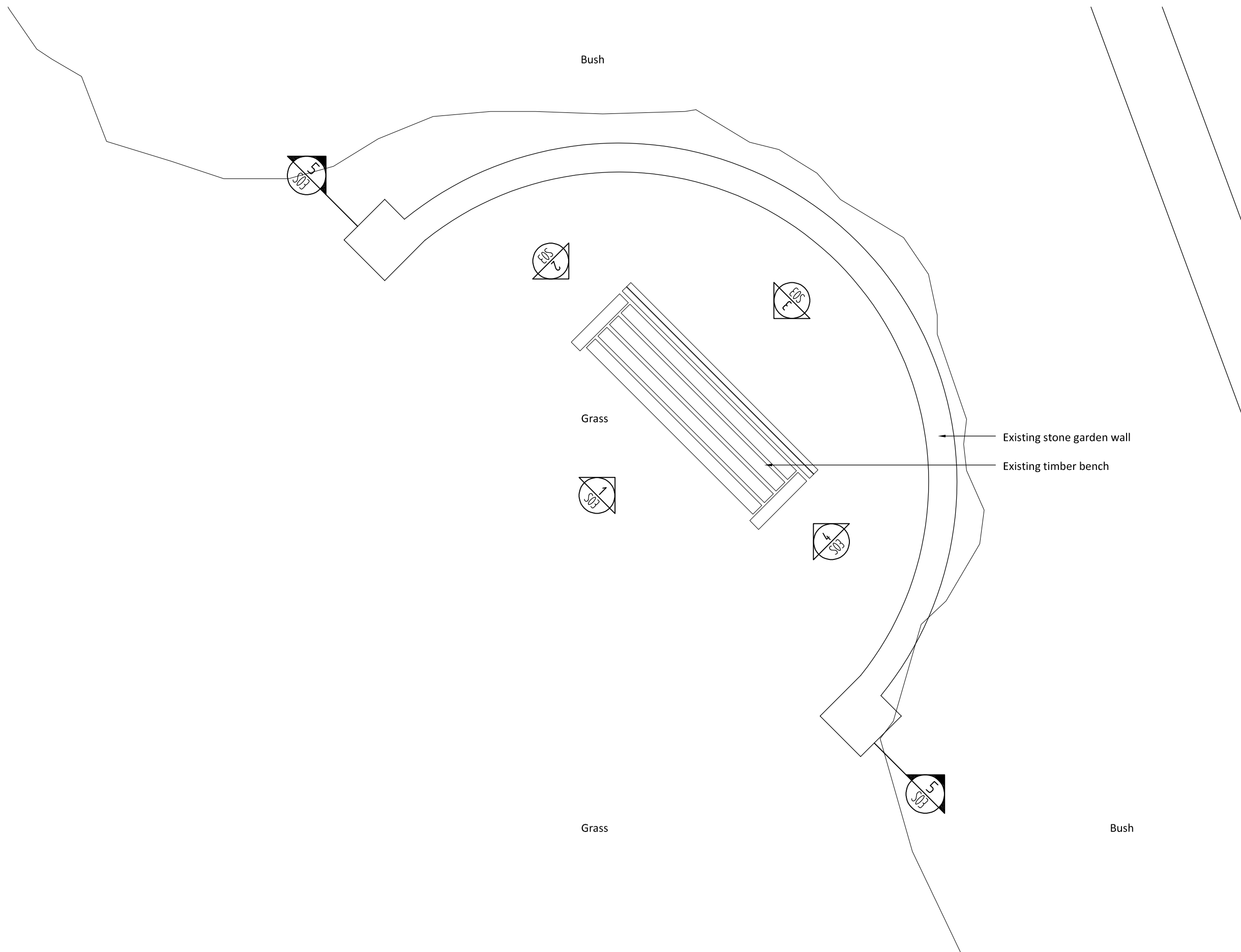
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Dwg No: S02 **Rev:**

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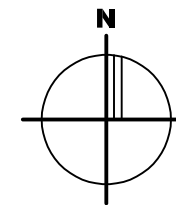


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Bench & Statue of Sir John Laing

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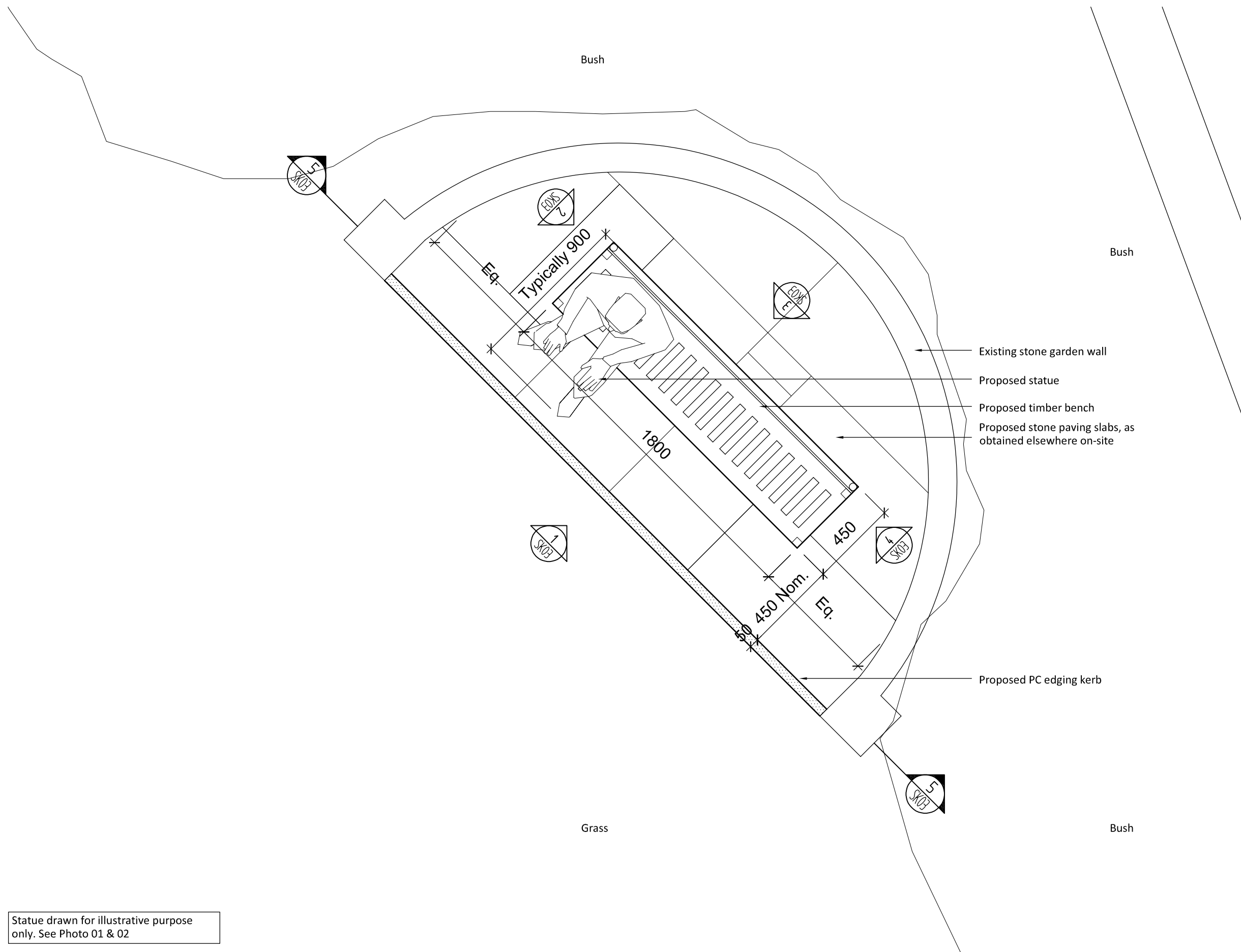
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Dwg No: SK02 **Rev:**

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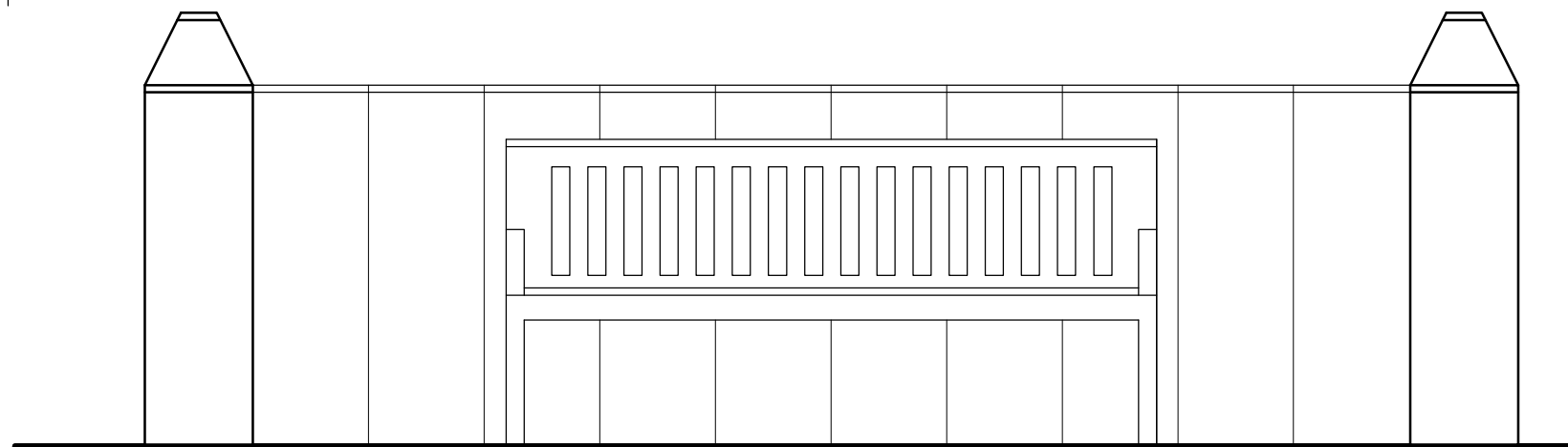
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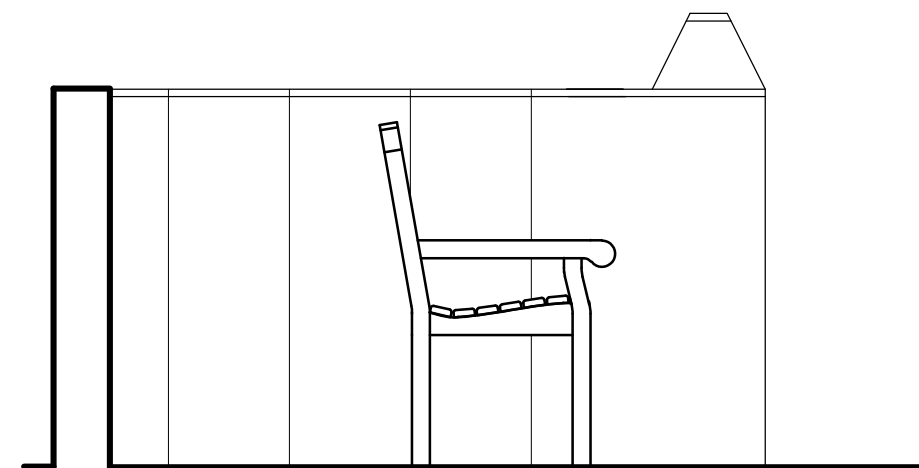
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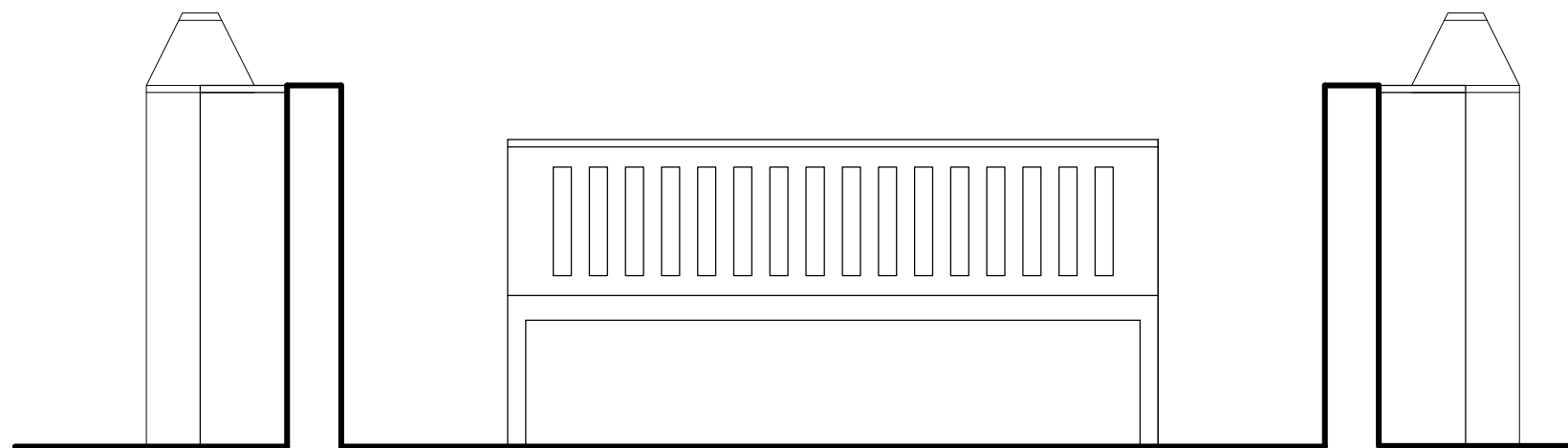
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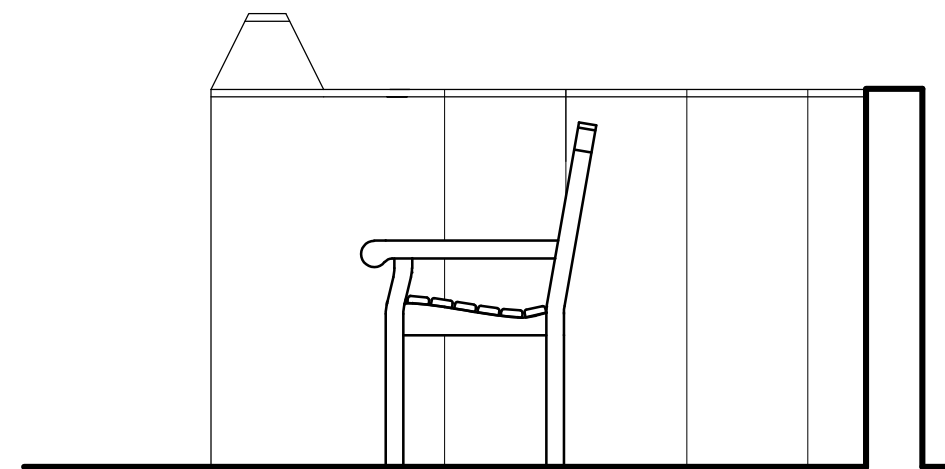
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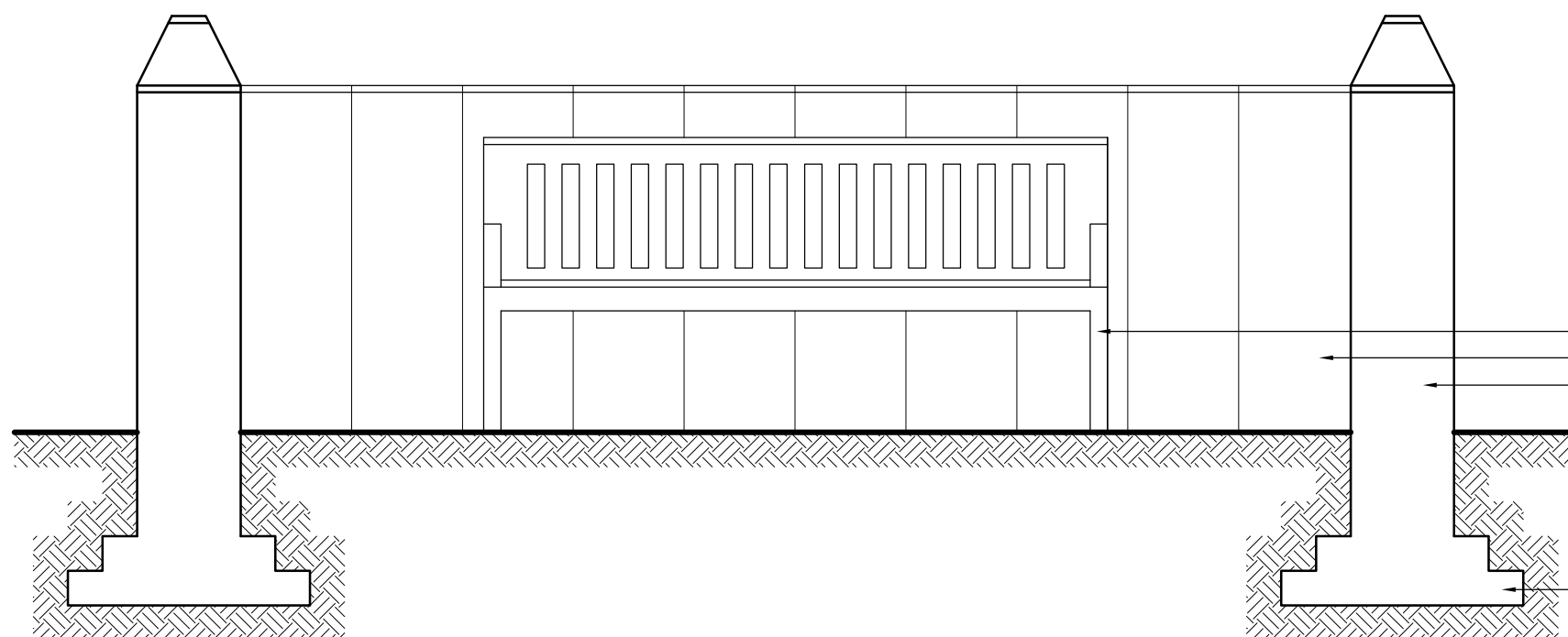
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1:20@A3



3. EXISTING NORTH EAST ELEVATION: BENCH
1:20@A3



4. EXISTING SOUTH EAST ELEVATION: BENCH
1:20@A3



Existing timber bench
Existing curved stone wall
Existing end stone pier

Assumed existing footing

5. EXISTING SECTION: BENCH/GARDEN FEATURE WALL
1:20@A3

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Statue of Sir John Laing,
Furness Abbey

Client:
David Laing Foundation

Drawing Title:
Existing Elevations & Section of
Bench & Garden Wall

File Number: L084A

Drawn By: SXP

Checked By: JPW

Scale@A3: 1:20 **Date:** 16/05/22

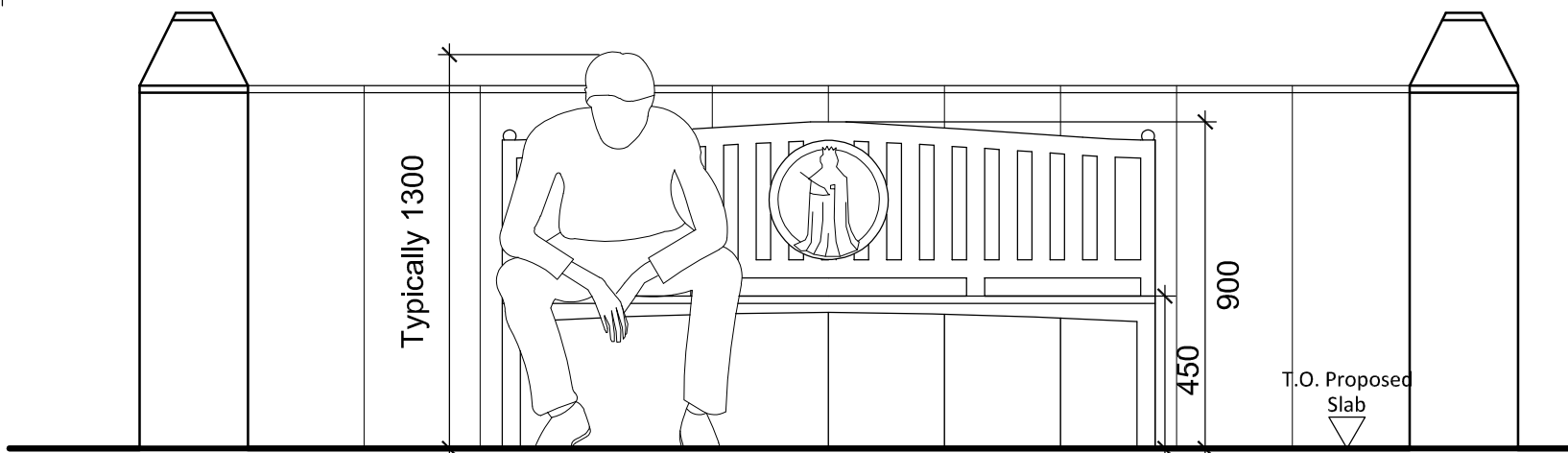
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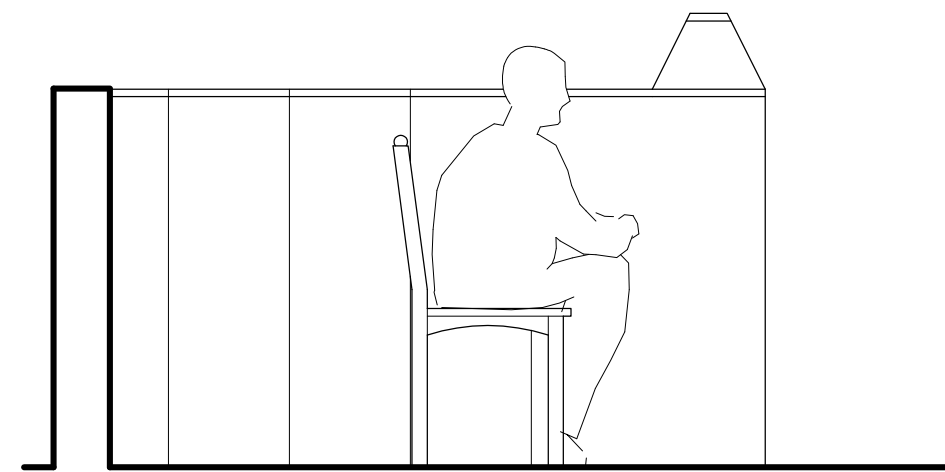
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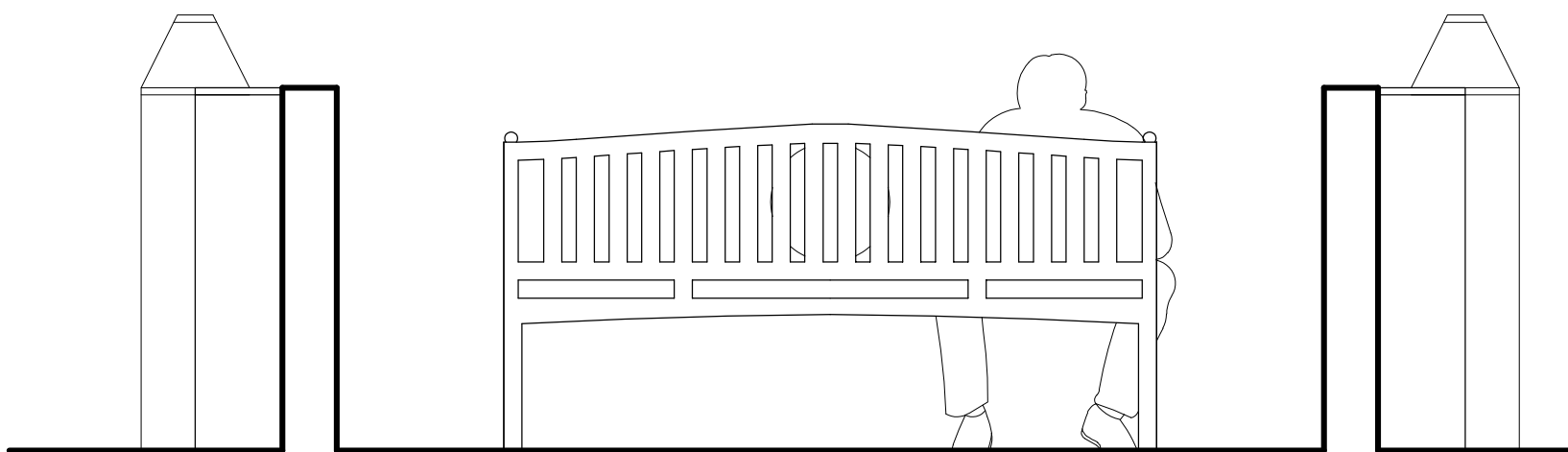
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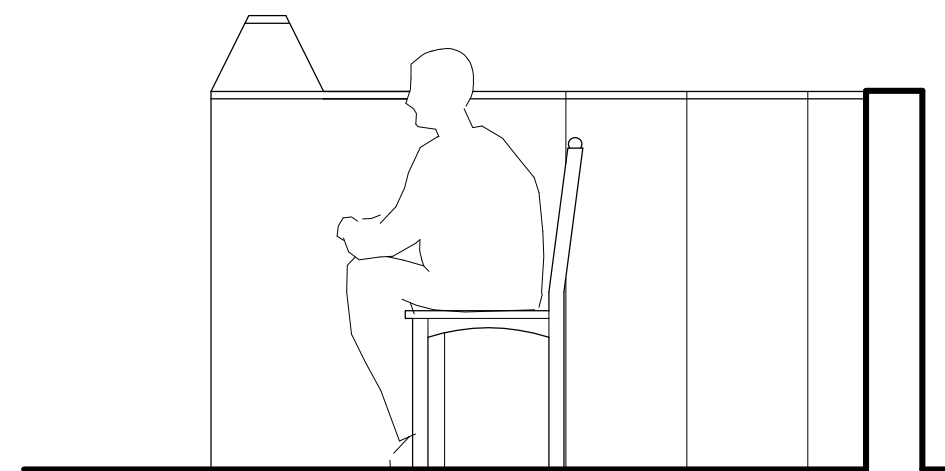
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1:20@A3



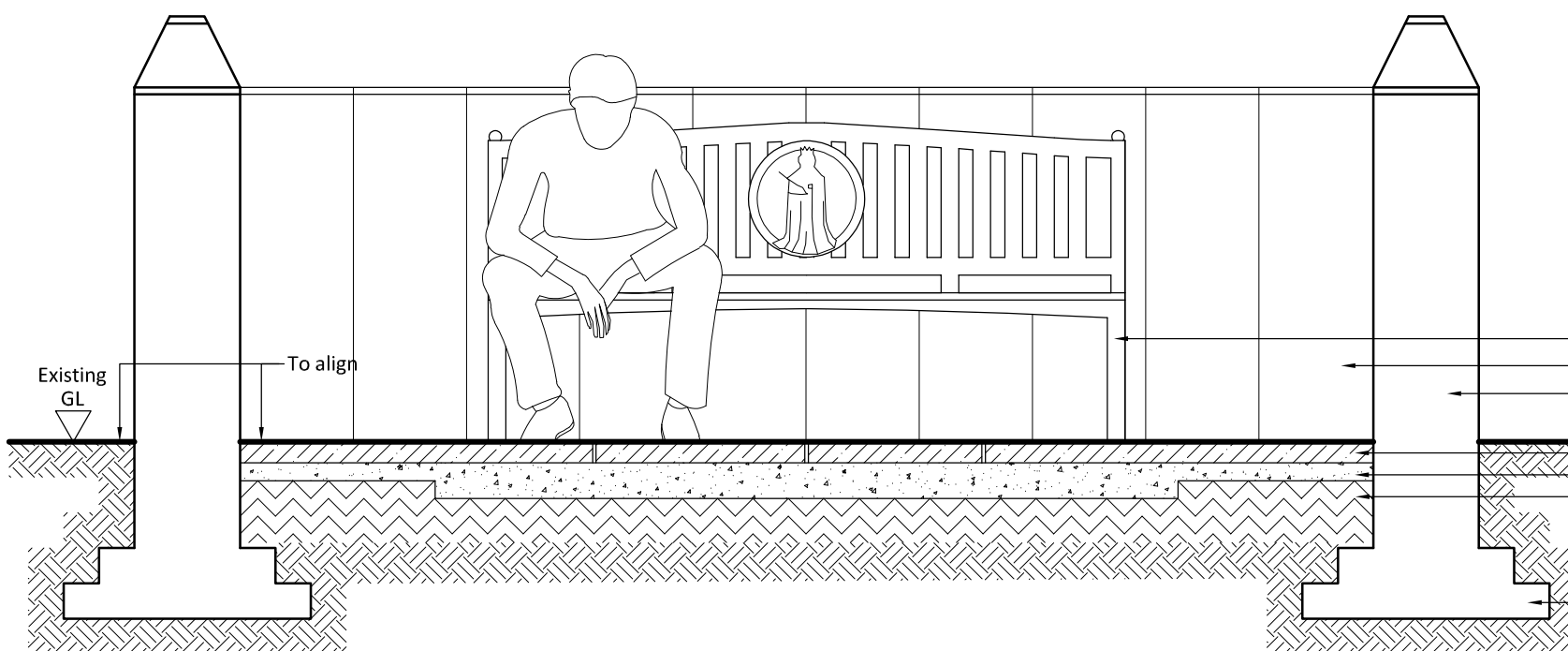
2. PROPOSED NORTH WEST ELEVATION: BENCH
1:20@A3



3. PROPOSED NORTH EAST ELEVATION: BENCH
1:20@A3



4. PROPOSED SOUTH EAST ELEVATION: BENCH
1:20@A3



5. PROPOSED SECTION: BENCH/EXISTING GARDEN FEATURE WALL
1:20@A3

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David Laing Foundation

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Proposed Elevations &
Bench & Statue of Sir John Laing

File Number: L084A

Drawn By: SXP

Checked By: JPW

Scale@A3: 1:20 **Date:** 16/05/22

Dwg No: SK03 **Rev:**

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DEVELOPMENT SERVICES

PLANNING COMMITTEE

URGENT ITEM BOOK 2

24th May 2022

Ladies and Gentlemen,

The applications within this report have been submitted for determination under the Town and Country Planning Acts and associated legislation.

All applications within this report are “Delegated” to this Committee but can be moved “Non-Delegated” by a Member of the Committee under the terms adopted for the Scheme of Delegation approved by Council, 16th May, 1994. Any such motion needs to be accepted by a majority of Members of the Committee present (Council, 8th August, 1995). All applications left as Delegated will be decided by the Committee and will not be subject to confirmation by Council.

The application plan numbers also refer to files for the purposes of background papers.

PUBLIC PARTICIPATION

Any member of the public who wishes to ask a question, make representations or present a deputation or petition at this meeting should apply to do so by no later than 12 noon, three working days before the date of the Planning Committee meeting. Information on how to make the application can be obtained by viewing the Council’s website www.barrowbc.gov.uk or by contacting the Planning Business Support Team at consultplanning@barrowbc.gov.uk or by telephone on 01229 876405..

Jason Hipkiss

Head of Development Management

B20/2022/0382
Planning Committee
24th May 2022



Application Number : B20/2022/0382	Date Valid :13/05/2022
Address : Land at Former Presbyterian Church School Street Barrow-in-Furness Cumbria	Case Officer : Jennifer Dickinson
Proposal : Redevelopment of waste ground into gated and secured Community Wellbeing Garden.	
Ward : Hindpool Ward	Parish : N/A
Applicant : Miss K Dobson, Mind in Furness Ltd	Agent : Miss K Dobson, Mind in Furness Ltd
Statutory Date : 08/07/2022	Recommendation : Delegation of decision to Head of Development Management
Barrow Planning Hub	

Relevant Policies and Guidance

Full details of the policies listed below are included in the appendix

National Policies

1. National Planning Policy Framework 2021 - Policy NPPF 092
2. National Planning Policy Framework 2021 - Policy NPPF 093
3. National Planning Policy Framework 2021 - Policy NPPF 130
4. National Planning Policy Framework 2021 - Policy NPPF 131
5. National Planning Policy Framework 2021 - Policy NPPF 174

Local Plan Policies

1. Barrow Borough Local Plan 2016-2031 - Policy C5 - Promoting Renewable Energy
2. Barrow Borough Local Plan 2016-2031 - Policy DS1 - Council's commitment to sustainable development
3. Barrow Borough Local Plan 2016-2031 - Policy DS2 - Sustainable Development Criteria
4. Barrow Borough Local Plan 2016-2031 - Policy DS5 - Design
5. Barrow Borough Local Plan 2016-2031 - Policy GI4 - Green Spaces
6. Barrow Borough Local Plan 2016-2031 - Policy HC1 - Health and Wellbeing

7. Barrow Borough Local Plan 2016-2031 - Policy HC4 - Access to buildings and open spaces
8. Barrow Borough Local Plan 2016-2031 - Policy HC5 - Crime Prevention
9. Barrow Borough Local Plan 2016-2031 - Policy R18 - Residential Protection Areas

Summary of Main Issues

The proposed development relates to Council owned land and as such it is required to be reported to Planning Committee. The timeframe for implementation of the change of use is short given the unique opportunity to transfer an established garden from the Chelsea Flower Show. It is requested that the final decision is delegated to the Head of Development Management to enable due process to be followed whilst not delaying this important opportunity for Barrow.

Non Material Considerations

Not applicable.

Response to Publicity and Consultations

Neighbours Consulted

Street Name	Properties
Harrison Street	37, 39, 41, 43, 45, 47, 47A, 47B,
Lord Street	1, 2, 2A, 3,
Oldham Street	Shopmobility,
School Street	61, 64, 67 69, Church House,

Responses	Support	Object	Neutral
0	0	0	0

Site notice displayed expiring on 3.6.22

Organisations Consulted

Consultee

Barrow Borough Council (Estates)
 Barrow Borough Council (Public Protection Services)
 Cumbria Constabulary (Force Crime Prevention Design Advisor)
 Cumbria County Council (Emergency Planning)

List of Organisation Responses

16.05.22

Public Protection

I think it's a great idea and I have no comments to make on the application. All growing medium will be imported and the existing ground is capped, therefore land quality is suitable for its intended use.

Officers Report

1. Site and Locality

1.1 The application site is an area of vacant land following the demolition of the Presbyterian Church. It is currently bounded with a low wooden fence. It is situated adjacent to the Town Centre as defined by the Local plan and adjacent to the Primary Shopping Area. The site is bounded by terraced properties to the south and east, the former church hall to the north and School Street and car park to the west. Mind in Furness currently occupy the recently extended property adjacent to the site at 64 School Street.

2. Proposal Details

2.1 Redevelopment of waste ground into gated and secured Community Wellbeing Garden for Mind in Furness.

2.2 Within the supporting statement it advises that the site is to be used daily for eco therapy and a variety of wellbeing activities and social opportunities. It is to serve the people of Barrow in Furness but particularly the residents of Central Ward and those experiencing poor mental health and under referral to Mind in Furness.

2.3 The proposed change of use of the site will create a community garden which is currently on display at the Chelsea Flower. The whole garden is to be re-located to the site. The proposed entrance gate is to be from School Street with the site boundary secured with fencing.

3. Relevant History

3.1 1975/0832 Former Presbyterian Church, School Street, Barrow-in-Furness - Approval of reserved matters 75/0029 - Outline application for change of use to a warehouse storage area Appcond 09/10/1975

3.2 B24/2009/0123 Presbyterian Church School Street Barrow-in-Furness - Listed Building Consent for the complete demolition of former church Appcond 01-JUL-2011

4. Officer Assessment

4.1 The site is the former Presbyterian Church which was granted consent for demolition in July 2011 and has been vacant since this time. As the land is owned by the Borough Council, it is necessary to report the application to this committee in line with the Council Constitution. The application was received on Friday 13th May but the transfer of the garden is operating on a tight deadline and is due to be transported immediately following the Chelsea flower show at the end of May. Hence the reason for this report being issued so quickly. However, given the timescales within planning legislation and the recent submission of the application it is still within the consultation phase and a decision cannot be issued until after 3rd June 2022.

4.2 The change of use application seeks permission for the principle of the proposed use at this stage. Due to the tight timeframes for transportation and the difference in size of the site from the garden at the flower show, the final layout has yet to be decided. However, indicative layout plans have been submitted for information.

4.3 Planning decisions are limited to matters which are defined as development under section 55 of the Town and Country Planning Act 1990, and this definition excludes planting of trees and shrubs. This limits the planning considerations for this matter to the principle of the use of the land and details of any boundary treatments and structures on the site. The indicative layout shows potential for a storage building and a meeting room, both located towards the northern boundary shared with the auction hall. Such is the likely scale that there will be little potential impact upon adjacent dwellings. The boundary is shown as fencing; initially a temporary "heras" type but, as funding allows, a more ornate fencing is planned.

Site History

4.4 Prior to the current cleared site, for over 100 years the land was home to the Presbyterian Church which was a tall building set close to the boundaries of the site. Since its demolition, residents of Harrison Street and Lord Street have become accustomed to a clear site adjacent to their homes. Historic aerial photography shows boundary trees alongside both streets and this proposed use should have a similar appearance.

Principle of development

4.5 The principle of the change of use of the site appears acceptable and this significant inward investment into Barrow is very welcome, particularly in relation to its potential contribution of support to local health initiatives. The re-use of this vacant site in a deprived ward should improve the visual amenity within an area that currently has limited green spaces.

Planning Policies

4.6 Both local and national planning policies have a presumption in favour of sustainable development whilst placing importance on good design and standards of amenity.

4.7 Within the National Planning Policy Framework, paragraph 92 specifically advocates that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction. Paragraph 93 states planning policies and decisions take account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community. Paragraph 130 requires that decisions should ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and that they optimise the potential of the site to accommodate an appropriate mix of development. In this instance, the green space will give visual relief in a pre-dominantly urban area. Paragraph 131 acknowledges that trees make an important contribution to the character and quality of urban environments. The replacement of the vacant brownfield site with this high quality proposed garden should assist in significantly improving the area and facilities for users.

4.8 In terms of local planning policies, the key local planning policy is HC1: Health and Wellbeing. This policy encourages development which promotes health and wellbeing and it specifically meets criteria (c) which promotes access to and use of open space. Regeneration is also an important consideration and the local plan advocates taking opportunities to maximise the positive impact of new development on existing areas, particularly central Barrow. Adjacent to the site the residential properties are defined as being within Residential Protection Areas and policy R18 is in favour of development which does not adversely affect residential amenities. Policy GI4: Green Spaces acknowledges the important contribution that such spaces make to street scene character and biodiversity. The development should significantly improve biodiversity on the site.

Council Policies

4.9 Within the Barrow Borough Council Plan 2020-2024 specific priorities are identified. Priority 1 is People - Enabling residents to live happy, healthy and productive lives. Specifically under this heading an action is identified as working with partners to tackle specific health issues within the Borough one of which is identified as mental illness. Priority 2 is Place - Creating a vibrant, safe and welcoming place where people want to live. An action under this section advocates enhanced greener spaces and deliver key improvements to the town centres. I am satisfied that the principal of this project is in accordance with these priorities.

5. Conclusions

5.1 The proposed development of a vacant site within central Barrow for the proposed use is to be welcomed and the installation of such an established garden should bring improvements to the site within a fairly short timeframe in terms of visual amenity and benefits to proposed users. The proposal accords with both local

and national planning policies along with wider Council objectives under the Council Plan for people and place.

5.2 As the application is currently within the consultation phase a decision cannot be issued until due process has been followed and any representations received have been given due consideration. Given the urgency of this application it is proposed that authority for the issue of the decision and any relevant conditions is delegated to the Head of Development Management. Conditions are likely to be needed to control the hours of use of the garden area, together with the need for prior agreement as to the design of the permanent boundary fencing.

Recommendation

I recommend that authority for determination of the application, subject to necessary conditions, is delegated to the Head of Development Management

Mind In Furness.

Sketch plan. 27/04/22.



DO NOT SCALE



2022/0382



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1. National Planning Policy Framework 2021 - Paragraph 092

Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

National Planning Policy Framework 2021 - Paragraph 093

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

National Planning Policy Framework 2021 - Paragraph 130

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

National Planning Policy Framework 2021 - Paragraph 131

Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

National Planning Policy Framework 2021 - Paragraph 174

Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Local Plan Policies

Policy DS1 - Council's commitment to sustainable development

When determining planning applications the Council will take a positive approach to ensure development is sustainable. The Council will work pro-actively with applicants to find positive solutions that allow suitable proposals for sustainable developments to be approved wherever possible.

The Council is committed to seeking to enhance the quality of life for residents by taking an integrated approach to protect, conserve and enhance the built, natural and historic environment whilst ensuring access to essential services and facilities and a wider choice of housing. This will enable the Local Plan's Vision and Objectives to be met and to secure development that simultaneously achieves economic, social and environmental gains for the Borough.

Planning applications that accord with the Development Plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework (or any document which replaces it) taken as a whole; or

b) Specific policies in the Framework (or any document which replaces it) indicate that development should be restricted.

Policy DS2 - Sustainable Development Criteria

In order to meet the objectives outlined in Policy DS1, subject to other Development Plan policies which may determine the suitability of particular sites, all proposals should meet all of the following criteria, where possible, taking into account the scale of development and magnitude of impact and any associated mitigation by:

- a) Ensuring that proposed development incorporates green infrastructure designed and integrated to enable accessibility by walking, cycling and public transport for main travel purposes, particularly from areas of employment and retail, leisure and education facilities;
- b) Ensuring development does not prejudice road safety or increase congestion at junctions that are identified by the Local Highway Authority as being over-capacity;
- c) Ensuring access to necessary services, facilities and infrastructure and ensuring that proposed development takes into account the capacity of existing or planned utilities infrastructure;
- d) Ensuring that the health, safety and environmental effects of noise, smell, dust, light, vibration, fumes or other forms of pollution or nuisance arising from the proposed development including from associated traffic are within acceptable levels;
- e) Respecting the residential amenity of existing and committed dwellings, particularly privacy, security and natural light;
- f) Protecting the health, safety or amenity of occupants or users of the proposed development;
- g) Contributing to the enhancement of the character, appearance and historic interest of related landscapes, settlements, street scenes, buildings, open spaces, trees and other environmental assets;
- h) Contributing to the enhancement of biodiversity and geodiversity;
- i) Ensuring that construction and demolition materials are re-used on the site if possible;
- j) Avoiding adverse impact on mineral extraction and agricultural production;
- k) Ensuring that proposals incorporate energy and water efficiency measures (in accordance with the relevant Building Regulations), the use of sustainable drainage systems where appropriate and steers development away from areas of flood risk;
- l) Ensuring that any proposed development conserves and enhances the historic environment including heritage assets and their settings; and
- m) Development must comply with Policy DS3.

Where the applicant demonstrates that one or more of the criteria cannot be met, they must highlight how the development will contribute towards the achievement of the Local Plan objectives by alternative means.

Policy DS5 - Design

New development must be of a high quality design, which will support the creation of attractive, vibrant places. Designs will be specific to the site and planning applications must demonstrate a clear process that analyses and responds to the characteristics of the site and its context, including surrounding uses, taking into account the Council's Green Infrastructure Strategy. Proposals must demonstrate clearly how they:

- a) Integrate with and where possible conserve and enhance the character of the adjoining natural environment, taking into account relevant Supplementary Planning Documents;
- b) Conserve and enhance the historic environment, including heritage assets and their setting;
- c) Make the most effective and efficient use of the site and any existing buildings upon it;
- d) Create clearly distinguishable, well defined and designed public and private spaces that are attractive, accessible, coherent and safe and provide a stimulating environment;
- e) Allow permeability and ease of movement within the site and with surrounding areas, placing the needs of pedestrians, cyclists and public transport above those of the motorist, depending on the nature and function of the uses proposed;
- f) Create a place that is easy to find your way around with routes defined by a well-structured building layout;
- g) Prioritise building and landscape form over parking and roads, so that vehicular requirements do not dominate the sites appearance and character;
- h) Exhibit design quality using design cues and materials appropriate to the area, locally sourced wherever possible;
- i) Respect the distinctive character of the local landscape, protecting and incorporating key environmental assets of the area, including topography, landmarks, views, trees, hedgerows, habitats and skylines. Where no discernible or positive character exists, creating a meaningful hierarchy of space that combines to create a sense of place;
- j) Create layouts that are inclusive and promote health, well-being, community cohesion and public safety;

- k) Incorporate public art where this is appropriate to the project and where it can contribute to design objectives;
- l) Ensure that development is both accessible and usable by different age groups and people with disabilities;
- m) Integrate Sustainable Drainage Systems of an appropriate form and scale;
- n) Mitigate against the impacts of climate change by the incorporation of energy and water efficiency measures (in accordance with the Building Regulations), the orientation of new buildings, and use of recyclable materials in construction; and
- o) Ensuring that new development avoids creating nesting sites for gulls e.g. through the provision of appropriate roof pitches.

Policy GI4 - Green Spaces

Green Spaces within the urban area make an important contribution to community life, streetscene character and biodiversity. They will need to be retained within the existing built up area as well as being provided for in new housing layouts.

Where development is proposed adjacent to a Green Space it will need to show how the form and character of existing spaces are to be maintained, incorporated or enhanced.

Proposals will also need to demonstrate how new green spaces are to provide a focal setting for new development as part of a wider landscaping scheme that contributes to creating a sense of place, improved accessibility and community safety.

Policy HC1 - Health and Wellbeing

The Council will encourage development which promotes health and wellbeing by:

- a) Providing access to a range of types of housing in sustainable locations;
- b) Encouraging travel by sustainable means including use of public transport walking and cycling;
- c) Promoting access to and use of open space;
- d) Promoting the use of sustainable construction materials and methods where appropriate;
- e) Protecting the Borough's natural and heritage assets;
- f) Supporting a range of sport, recreation and leisure pursuits;

- g) Supporting health promotion: Including smoking cessation, healthy eating and breastfeeding campaigns;
- h) Encouraging reuse of existing buildings for health uses where appropriate;
- i) Encouraging use of renewable energy technologies where appropriate; and
- j) Promoting inclusive design which meets the needs of all, including those with mobility challenges.

Policy HC4 - Access to buildings and open spaces

1) Development proposals should make provision for easy, safe and inclusive access to, into, within and out of buildings, spaces and facilities. The layout and design of developments should meet the requirements of accessibility and inclusion for all potential users regardless of disability, age or gender. At the design stage consideration should be given to the effects of the proposal on the character and appearance of heritage assets and their settings, where applicable.

The Council will have regard to the following criteria when assessing development proposals:

- a) The design of entrances and exits and ease of movement through and between buildings, street furniture, open spaces and pedestrian routes;
- b) The location of any development proposal in relation to its potential users;
- c) Accessibility to all transport modes, including walking and cycling, and provision of adequate parking with the appropriate number of parking bays designated for cycles and motor vehicles, including specified disabled bays;
- d) Provision of on-site facilities such as public toilets and appropriate signage.

2) Additionally, where there is a requirement to submit a Design and Access Statement as part of a planning application it should:

- a) Demonstrate the approach to inclusive design; and
- b) Acknowledge compliance with Part M of the Building Regulations (Access to and use of buildings) and refer to BS8300:2009 (British Standards - Design of buildings and their approaches to meet the needs of disabled people – Code of practice) where appropriate.

Policy HC5 - Crime Prevention

The design, layout and location of new development should contribute towards the creation of a safe and accessible environment, and the prevention of crime, and fear of crime.

Developers should:

- a) Ensure the design, landscaping or any feature does not create isolated or secluded areas;
- b) Demonstrate the design, layout, screening/landscaping enables a natural surveillance of the surrounding area and promotes neighbourliness;
- c) Incorporate adequate lighting and security measures where appropriate e.g. communal and parking areas, taking into account the impact on light pollution, the natural environment and residential amenity;
- d) Design layouts to promote ownership by residents and encourage use of communal areas
- e) Create clear and legible pedestrian and cycle routes that prevent unobserved access.

Policy R18 - Residential Protection Areas

Conversion from residential to retail or commercial uses will only be permitted in Residential Protection Areas where there is no perceived threat to amenity in terms of opening hours, deliveries, traffic, waste and noise. Elsewhere, within predominantly residential areas, only shops and services not adversely affecting residential amenities will be permitted.

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PART ONE

Barrow Borough Council
Planning Committee
Tuesday 24 May, 2022
Appointment of Representatives to Working Groups

Report from: Director of People and Place

Report Author: Paula Westwood

Wards: (All Wards);

1.0 Summary and Conclusions

1.1 This report seeks the appointment of Members to the Planning Panel.

2.0 Recommendation

2.1 It is recommended that Members determine the appointment of Members to the Planning Panel.

3.0 Background and Proposals

3.1 At the Annual Council meeting on 18th May, 2022 the allocation of seats in respect of Forums, Panels Working Groups etc. were agreed.

3.2 Members are requested to appoint Members to the Planning Panel in accordance with the notional seat allocations for 2022/2023 which have been agreed as follows:-

Five Seats (3 Labour: 1 Conservative: 1 Furness Independent Councillor)

3.3 Membership for 2021/2022 was the Chairman (Councillor M. A. Thomson), Vice Chairman (Councillor C. Thomson) and Councillors Gawne, Hall and Husband.

4.0 Consultation

4.1 Not relevant.

5.0 Alternative Options

5.1 Not relevant.

6.0 Contribution to Council Plan Priorities

6.1 Not relevant.

7.0 Implications

7.1 Financial, Resources and Procurement

7.1.1 None.

7.2 Legal

7.2.1 None.

7.3 Local Government Reorganisation

7.3.1 None.

7.4 Equality and Diversity

7.4.1 Have you completed an Equality Impact Analysis? No – The report has no direct Equality and Diversity implications.

Risk

Risk	Consequence	Controls required
N/A	N/A	N/A

Contact Officers

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Appendices Attached to this Report

Appendix No.	Name of Appendix
N/A	N/A

Background Documents Available

Name of Background document	Where it is available
N/A	N/A