

PLANNING COMMITTEE

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

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

Officers Present:- Jason Hipkiss, (Head of Development Management) and Sandra Kemsley (Democratic Services Officer).

1 – Apologies for Absence

Apologies for absence had been submitted from Councillor Tyson.

2 – 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.

3 – Minutes

The Minutes of the meeting held on 12th April, 2022 were taken as read and confirmed.

4 – Public Participation

Mr D. Laing (Applicant) had attended the meeting and addressed the Committee in relation to the Planning Application for Furness Abbey, Approach, Barrow-in-Furness (Minute No. 10 refers).

No deputations or petitions had been received in respect of the meeting.

5 – Terms of Reference

RESOLVED:- To note the revised Terms of Reference for the Planning Committee.

6 – Appointments on Outside Bodies, Panels, Working Groups etc.

The Committee were reminded that at the Annual Council meeting on 18th May, 2022 the allocation of seats in respect of Forums, Panels, Working Groups etc. had been agreed.

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

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

RESOLVED:- To agree to appoint Councillors M. A. Thomson (Chairman), Councillor C. Thomson (Vice-Chairman) and Councillors H. Edwards, Gawne and Husband.

Town and Country Planning Acts

7 – Delegated Decisions

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

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

- 2021/0772** Construction of two storey front extension creating additional storage areas at Charnleys Home and Garden, Ulverston Road, Dalton-in-Furness.
- 2022/0016** Advertisement consent to display a totem sign for the Barrow Gateway Project at Barrow Railway Station, Station Approach, Barrow-in-Furness.
- 2022/0017** Advertisement consent to display a totem sign for the Barrow Gateway Project at Dalton Road, Barrow-in-Furness.
- 2022/0064** Erection of a detached garage to rear of property to replace existing garage at 157 Salthouse Road, Barrow-in-Furness.
- 2022/0176** Extension to existing agricultural building to form accommodation for dairy cows and machinery storage at Robbs Water Farm, Park Road, Barrow-in-Furness.
- 2022/0178** Erection of a single storey garden study building in rear garden at 27 North Scale, Barrow-in-Furness.
- 2022/0189** Erection of replacement single storey flat roofed rear extension to form utility room and erection of replacement rear yard boundary wall at 20 Lincoln Street, Barrow-in-Furness.
- 2022/0191** Construction of first floor side extension over existing garage to form additional en-suite bedroom and front porch at 95 Yarlside Road, Barrow-in-Furness.

- 2022/0203** Proposed rear ground floor flat roof bedroom/gymnasium/hallway extension with lantern feature and omission of roof enlargement previously postponed – resubmission of 2021/0639 at 85 Glenridding Drive, Barrow-in-Furness.
- 2022/0031** Change of use: two red (Listed) telephone kiosks from “Sui Generis – Telephone Kiosks to “Use Class F1(b) to Display of Works of Art” at Telephone Kiosks Next to Public library, Abbey Road, Barrow-in-Furness.
- 2022/0101** Erection of single storey side extension at 10 Tees Gardens, Barrow-in-Furness.
- 2022/0197** Demolition of existing rear conservatory. New rear single storey flat roofed extension for use as a kitchen/diner and extension to existing bathroom and bedroom (Resubmission of 2021/0385) at 3 Central Drive, Barrow-in-Furness.
- 2022/0198** Proposed loft conversion and rear dormer extension at 6 Leece Drive, Dalton-in-Furness.
- 2022/0199** Extension to front bedroom to provide a separate living area (disabled adaptation) at 8 Borrowdale Gardens, Barrow-in-Furness.
- 2022/0208** Block up existing garage door, replace with window, and creation of new entrance door to side elevation at 24 Estuary Park, Askam-in-Furness.
- 2022/0216** Construction of single storey infill extension to boiler room to create store at Abbey Meadow Nursing Home, Duchy Court, Barrow-in-Furness.
- 2022/0224** Front wrap around pitched roof extension for use as a wc at 4 Shelley Drive, Barrow-in-Furness.
- 2022/0206** 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 at Solway Drive, South Site, Barrow-in-Furness.
- 2022/0218** Demolition of existing garage and construction of single storey front/side pitched roof extension forming extended kitchen, utility, store and covered porch at 77 Hill Road, Barrow-in-Furness.
- 2021/0997** Demolition of existing dormer bungalow and construction of a 3 bedroomed house at The Cedars, Abbey Road, Dalton-in-Furness.

- 2022/0318** Single storey side extension to extend the current kitchen and bathroom at 27 Shearwater Crescent, Barrow-in-Furness.
- 2021/0981** 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) at Armadale, Ireleth Road, Ireleth, Askam-in-Furness.
- 2022/0097** Rear single storey detached garden room at 4 Vespers Grove, Barrow-in-Furness.
- 2022/0195** Notice of intention to (works to trees within Conservation Area) – removal of 3 Leylandii trees from front garden at 48 North Scale, Barrow-in-Furness.
- 2022/0139** Single storey rear extension forming extended kitchen and dining area at 5 Windsor Street, Barrow-in-Furness.
- 2022/0156** Garage conversion forming bedroom, rear extension forming store and partial loft conversion forming wardrobe at 17 Park Drive, Barrow-in-Furness.
- 2022/0151** Application for approval of Condition No. 5 (removal of non-native hedgerow and replacement with native species) of planning permission 2021/0717 – Formation of a manege for non-commercial use only on Land adjacent to 43 Newton Cross Road, Newton-in-Furness.
- 2022/0169** Application for approval of details reserved by Condition No. 7 (verification report), No. 9 (testing of imported soil report) and No. 10 (sustainable drainage and maintenance plan) for planning permission 2017/0499 (Construction of 12 houses including landscaping and access) at Schneider Road, Barrow-in-Furness.
- 2022/0260** 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) at Marina Village, Salthouse Road, Barrow-in-Furness.

- 2022/0075** Single storey rear and side extension forming shower room, utility and extended kitchen, sitting room and dining room, with external raised decking area at 52 Hawcoat Lane, Barrow-in-Furness.
- 2022/0171** Part Change of Use to Garage to provide Utility Room and Store at 114 Glenridding Drive, Barrow-in-Furness.
- 2022/0170** 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) at Washington Hotel, Roose, Road, Barrow-in-Furness.
- 2022/0153** Demolition of store and garage and construction of 2 storey rear extension with first floor bedroom and ground floor kitchen extension and rear single storey extension to form dining room at 13 Highlands Avenue, Barrow-in-Furness.
- 2022/0160** Single storey side extension for downstairs bedroom with en-suite at 9 Himalaya Avenue, Barrow-in-Furness.
- 2022/0158** Notice of intention to fell tree (within a Conservation Area) at 25 Empress Drive, Barrow-in-Furness.
- 2022/0174** 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 at 10 Abbey Road, Barrow-in-Furness.
- 2022/0177** Erection of a single storey rear extension to existing kitchen at 7 Athens Drive, Barrow-in-Furness.

Prior Approval was not required for the following application:-

- 2022/0248** Application for prior notification of agricultural development for an agricultural storage building; proposed lean-to attached to the east of existing building at Hags Ghyll, Green Area, Dalton-in-Furness.

The following application was a County Matter:-

- 2021/9005** Extension to previously approved (6/2018/9005) 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) at Sinkfall Farm Waste Transfer Station, Rakesmoor Lane, Barrow-in-Furness.

The following applications had been refused:-

- 2022/0133** Erection of the approved house type but constructed with its eaves 1m trailer than approved giving a height of 5.7m to the eaves and attached garage (retrospective) at 8 Rock Lea Close, Barrow-in-Furness.
- 2022/0103** 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 at 66 Rakesmoor Lane, 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 applications:-

8 – 2-10 Mill Bank, Barrow-in-Furness

From Barrow Borough Council in respect of the erection of a front porch to entrances, comprising grp flat roof and timber screen a 2-10 Mill Bank, Barrow-in-Furness as shown on planning application number 2022/0227.

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

RESOLVED:- It was unanimously agreed that planning permission be granted 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.

9 – 7 Bow Windows Avenue, Barrow-in-Furness

From Mr and Mrs Jones in respect of the demolition of the existing outbuilding and erection of a detached home office at 7 Bow Windows Avenue, Barrow-in-Furness as shown on planning application number 2021/0531.

Representations received and the results of consultations were reported.

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

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

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

Compliance with Approved Plans

2. The development 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.

10 – Furness Abbey, Abbey Approach, Barrow-in-Furness

From Mr D. Laing, HM Lord Lieutenant of Northants in respect of the installation of a statue in memory of Sir John Laing at Furness Abbey, Abbey Approach, Barrow-in-Furness as shown on planning application number 2022/0291.

Representations received and the results of consultations were reported.

Mr Laing attended the meeting and addressed the Committee.

It was moved by Councillor M. A. Thomson and seconded by Councillor McEwan, and

RESOLVED:- It was unanimously agreed to defer consideration of this application to allow the Committee to undertake a site visit regarding the suitability of the statue within the context of the site.

11 – Land at Former Presbyterian Church, School Street, Barrow-in-Furness

From Miss K. Dobson, Mind-in-Furness in respect of the redevelopment of waste ground into a gated and secured Community Wellbeing Garden on Land at Former Presbyterian Church, School Street, Barrow-in-Furness as shown on planning application number 2022/0382.

The results of consultations were reported.

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

RESOLVED:- It was unanimously agreed that authority for determination of the application, subject to necessary conditions, be delegated to the Head of Development Management.

The meeting closed at 2.57 pm.