

WESTMORLAND AND FURNESS COUNCIL BARROW IN FURNESS LOCAL AREA PLANNING COMMITTEE

Minutes of a Meeting of the **Barrow in Furness Local Area Planning Committee** held on Tuesday, 12 March 2024 at 10.00 am in the Drawing Room, Barrow Town Hall

PRESENT:

Cllr T Assouad
Cllr F Cassidy
Cllr D Edwards
Cllr L Hall
Cllr A Husband (Chair)
Cllr B McEwan (Vice-Chair)
Cllr J Murphy
Cllr D Taylor

Officers in attendance:

Jason Hipkiss (Development Services Manager), Maureen Smith (Principal Planning Officer) and Sandra Kemsley (Democratic Services Officer).

Also in attendance:

Ian Blinkho (Locum Solicitor)

PART I ITEMS CONSIDERED IN THE PRESENCE OF THE PUBLIC AND PRESS

79. APOLOGIES FOR ABSENCE

There were no apologies for absence.

80. MEMBERSHIP

There were no changes in membership.

81. DECLARATIONS OF INTEREST/DISPENSATIONS

Councillor McEwan declared an interest in planning application number 2023/0739 - 1 Brighton Street, Barrow-in-Furness as his daughter lived on Brighton Street. He left the meeting during consideration of the item.

82. EXCLUSION OF PRESS AND PUBLIC

RESOLVED:- That the press and public not be excluded during consideration of the items on the agenda.

83. MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 13th February, 2024 were agreed as a correct record, subject to Councillor Hall being omitted from the attendance.

84. PUBLIC PARTICIPATION

Mr and Mrs Davies (Applicant) attended the meeting. Mrs Davies addressed the Committee in relation to the Planning Application for Conversion of former Methodist Church into 4 no. two bedroom apartments and 1 no. one bedroom apartment; conversion of attached former Sunday School into 2 no. three bedroom terraced dwelling houses at Former Methodist Church and attached Sunday School, Wellington Street, Dalton-in-Furness.

Mr Andrew Bartlett, Rivark Ltd (Applicant) attended the meeting and addressed the Committee in relation to the Planning Application for Change of use from residential dwelling (C3) to an 8 Person HMO (Sui Generis) and erection of dormer window to rear at 1 Brighton Street, Barrow-in-Furness.

85. PLANNING APPLICATIONS

The Head of Development Management reported on the following planning applications:-

Former Methodist Church and attached Sunday School, Wellington Street, Dalton-in-Furness

From Mr Ian Whalley, Lakeland Architectural (Agent) in respect of the conversion of former Methodist Church into 4 no. two bedroom apartments and 1 no. one bedroom apartment; conversion of attached former Sunday School into 2 no. three bedroom terraced dwelling houses at Former Methodist Church and attached Sunday School, Wellington Street, Dalton-in-Furness as shown on plan number 2023/0256.

Representations received and the results of consultations were reported. The Committee had undertaken a site visit prior to the meeting.

Mr and Mrs Davies (Applicant) attended the meeting. Mrs Davies addressed the Committee.

Objections had been raised regarding increased parking. Highways had no objection to the proposed development as it was considered that it would not have a material effect on existing highway conditions.

A Member asked whether a condition regarding car parking could be added.

Officers confirmed that this could not be imposed in this case and would be reliant on land not within the applicant's ownership.

A Member asked where the bin storage would be located.

Officers pointed out the location on the plans and referred to Condition 8 regarding bin storage.

It was moved by Councillor McEwan and seconded by Councillor Murphy, 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 shall be carried out and completed in all respects in accordance with the application dated as valid on 5.6.23 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent:

Location plan and site plan Ref 1225/01

Proposed NW and SW elevations Drawing Ref 1225/12

Proposed SW elevation Drawing Ref 1225/13

Proposed NE elevation Drawing Ref 1225/14

Proposed sections Drawing Ref 1225/11

Proposed Roof plan Drawing Ref 1225/15

Proposed ground floor layout Drawing ref 1225/09

Proposed first floor layout Drawing ref 1225/10

Outline construction management plan Drawing ref 1225/17

Bat survey by Envirotech Ref 8633 Version 1 and the mitigation measures set out in Section 9.2

Transport Statement Ref 1225/TS and the proposed mitigation measures set out therein

Flood Risk Assessment Ref 2328/Rev PO2 and the proposed mitigation measures set out in Section 4.3

Archaeological Building Recording by Greenlane Archaeology dated October 2023.

Reason

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

During Building Works

3. Any internal insulation to be installed shall ensure that the "breathability" of the external walls is retained and enabled to function without impediment.

Reason

In order to safeguard the historic buildings and to ensure that any insulation installed does not lead to future potential damage from damp, mould or decay due to a lack of "breathability".

Before Occupation

4. Prior to the beneficial occupation of any part of the development hereby approved, the solar PV system shown on the approved plan in condition 2 above (Ref 1225/15) shall be installed in full and made available for use and shall thereafter be maintained in accordance with manufacturer instructions and be available for use for the lifetime of the development.

Reason

In the interests of energy efficiency and to support the objectives of Barrow Borough Local Plan Policy C5.

5. Prior to the beneficial occupation of any part of the development hereby approved, the cycle parking provision shown on the approved drawing in condition 2 above (Ref. 1225/09) shall be installed in full and thereafter retained for the lifetime of the development.

Reason

In the interests of encouraging sustainable travel as advocated by the NPPF and Policy I4: Sustainable Travel Choices of the Barrow Borough Local Plan.

6. Prior to the beneficial occupation of any part of the development hereby approved, the soundproofing as detailed on the approved plans in condition 2 above shall be installed and permanently retained. There shall be no variation to this without the prior written express consent of the Planning Authority.

Reason

In order to safeguard the amenity of future occupiers and adjacent residents.

Operational Conditions

7. The roof lights hereby permitted shall be conservation style flush fitting and shall thereafter be so maintained and shall not be glazed or re-glazed other than with non-reflective glass.

Reason

In order to safeguard the special architectural and historic interest of the buildings.

8. The refuse bins for the approved development shall be stored within the designated areas of the properties as shown on the approved plan in condition 2 above (plan ref 1225/09) with all refuse and bins stored in no other location unless otherwise agreed in writing with the Planning Authority.

Reason

In order to protect the residential amenities of the area.

9. Other than the window alterations hereby approved in the approved plans in Condition 2 above, there shall be no future change of window frames to an alternative material, or removal of the stained glass feature gable windows to the north west and south east elevations without the prior express written consent of the Local Planning Authority.

Reason

In order to safeguard the special architectural or historic interest of the buildings as non designated heritage assets and in the interests of good design and the visual amenity of the area.

Councillor McEwan (Vice-Chair) left the meeting during consideration of the following item:-

1 Brighton Street, Barrow-in-Furness

From Mr A Lennard, Perfect Planning Architectural Services Ltd in respect of the change of use from residential dwelling (C3) to an 8 person HMO (Sui Generis) and erection of dormer window to rear at 1 Brighton Street, Barrow-in-Furness as shown on planning application number 2023/0739.

Representations received and the results of consultations were reported. The Committee had undertaken a site visit prior to the meeting.

Mr Andrew Bartlett, Rivark Ltd (Applicant) attended the meeting and address the Committee.

A Member asked whether the Applicant had considered installing solar panels on the roof.

Officers clarified that the building was already being upgraded in terms of thermal and energy efficiency to meet with current Building Regulations, and that the developer was not proposing to install solar panels as part of the application.

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

RESOLVED:- It was unanimously agreed that Planning Permission be granted subject to the Standard Duration Limit and the following conditions:-

Compliance with Approved Plans

2. The development shall be carried out and completed in all respects in accordance with the application dated as valid on 19.2.23 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent:

Application Form dated 19.2.23
747-01 Rev. B Location and Block Plan
747/05 Rev. D Planning Proposed Floor Plans and Elevations

Reason

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

Before Occupation

3. The bin storage area, as shown on approved drawing 747-01, shall be implemented prior to any occupation of the building and thereafter permanently retained as such unless an alternative bin storage arrangement has been submitted to, and approved in writing by, the Planning Authority.

Reason

In order to protect the residential amenities of the area.

86. URGENT ITEMS

There were no urgent items for consideration on this occasion.

The meeting ended at 10.38 am.