

**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, 19 December 2023 at 10.00 am in the Drawing Room, Barrow Town Hall

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**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

**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) and Alistair Blackshaw (Principal Ecologist) (Bio Diversity Net Gain Presentation).

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

**59. APOLOGIES FOR ABSENCE**

An apology for absence had been submitted from Councillor D. Taylor.

**60. MEMBERSHIP**

There were no changes in membership.

**61. DECLARATIONS OF INTEREST/DISPENSATIONS**

There were no declarations of interest.

**62. EXCLUSION OF PRESS AND PUBLIC**

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

**63. MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 28th November, 2023 were agreed as a correct record.

#### **64. PUBLIC PARTICIPATION**

No representations had been received.

#### **65. PLANNING APPLICATION NO. B20/2023/0464 175-177 DALTON ROAD, BARROW-IN-FURNESS**

From N. Shepherd, Shepherd Architecture and Surveying in respect of the proposed conversion of commercial premises (use Class E(a)) to 12 no. bedroom HMO (Sui-Generis) at first and second floors and welfare facilities at ground floor. Raising the roof height to the rear of the property by 1 metre and remodel of large existing ground floor shop unit to two smaller shop units and associated external alterations (amended description) at 175-177 Dalton Road, Barrow-in-Furness as shown on planning application 2023/0464.

The results of consultations were reported.

The application had been reported to Committee due to a request by a Councillor. The key considerations for this proposal were the impact of the conversion upon the available retail offer within the primary shopping area, external design and the amenity standards for future occupiers. Whilst the agent had provided amended drawings that showed a more sympathetic design it as missing some architectural details and it was recommended that this be delegated to the Head of Development Management.

Members requested Officers feed back to the applicant that the shopfront be restored to a more sympathetic design in line with the Sankey photograph and that consideration be given to the use of solar/PV panels.

The Principal Planning Officer reported that Condition 7 be amended to read 'The bin storage shall be implemented prior to any occupation of the building and thereafter retained as such' to be consistent with the wording of the recent appeal decisions (also being reported on the agenda) and that the standard condition 1 be included (Standard Duration Limit).

The Developer's supporting statement referred to in the Officer's report had been included in the Extra Information Booklet.

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

**RESOLVED:-** It was unanimously agreed to grant planning permission, subject to the suggested amended conditions with delegated authority being granted to the Head of Development Management to approve the architectural details of the ground floor elevation treatment and shopfront design:-

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

Application form dated 26.07.23

Noise Assessment dated 12.10.23

Developers Statement

DRHMO/PA/001A, DRHMO/PA/002A, DRHMO/PA/003A,

DRHMO/PA/004A, DRHMO/PA/005A, DRHMO/PA/006A,

DRHMO/PA/007A, DRHMO/PA/010B, DRHMO/PA/011A,

DRHMO/PA/012A Location Plan

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, details of the proposed noise mitigation measures shall be submitted to and approved by the Planning Authority. The approved scheme shall be fully implemented and thereafter permanently retained in accordance with the approved details and written verification that they have been so implemented shall be provided by a suitably qualified person prior to beneficial occupation of any part of the development.

Reason

In order to protect the residential amenities of the occupiers from potential excessive noise disturbance.

***During Building Works***

4. Prior to their installation on site, details of the finished external paint colours and sample of the proposed stone shall be submitted to and be

agreed in writing by the Local Planning Authority. The development shall proceed in strict accordance with the approved details.

Reason

In order to protect the visual amenities of the area.

5. Shopfront design detailing (condition wording to be completed once details have been submitted).

***Before Occupation***

6. The soundproofing as shown on hereby approved plans shall be installed prior to beneficial occupation of any part of the scheme and thereafter permanently retained unless the Planning Authority gives prior written consent to any variation.

Reason

In order to protect the residential amenities of the occupiers.

***Operational Conditions***

7. The bin storage area, as shown on the approved drawing ref. DRHMO/PA/001A, shall be implemented prior to any occupation of the building and thereafter retained as such.

Reason

To ensure that it is available at all times for the storage of refuse associated with the use of the building.

**66. PLANNING APPLICATION NO. B20/2023/0464 175-177 DALTON ROAD, BARROW-IN-FURNESS**

The decision on the appeal for 52 Paradise Street, Barrow in Furness had been received from the Planning Inspectorate and the decision was reported to Members for information. The Chair requested a briefing note on HMO's so that the implications could be better understood.

The appeal had been allowed and planning permission granted for conversion of existing building (Use Class F1) to 14 bedroom house in multiple occupation (Use Class Sui Generis). Works included conversion of existing floors, loft conversion, creation of roof terrace with balustrade and 1.8m wall, construction of dormer, hip to gable extension and new roof lights and new front entrance at 52 Paradise Street, Barrow-in-Furness, subject to the following conditions:-

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.

2. The development hereby permitted shall be carried out in accordance with the approved drawings 22031-300-A, 22031-301, 22031-310-A, 22031-306-A, 22031-308-A, 22031-309-A, 22031-305-B, 22031-304-C and 22031-307-A.
3. The bin storage area, as shown on approved drawing 22031-304-C, shall be implemented prior to any occupation of the building and thereafter retained as such.
4. Prior to the occupation of the property, the soundproofing as detailed on approved plans 22031-307-A, 22031-308-A, and 22031-310-A shall be installed and permanently retained.

RESOLVED:- Members agreed to note the contents of the report.

#### **67. URGENT ITEMS**

There were no urgent items for consideration on this occasion.

#### **68. PRESENTATION BY ALISTAIR BLACKSHAW ON BIODIVERSITY NET GAIN**

Alistair Blackshaw, Principal Ecologist attended the meeting and gave a presentation on Bio Diversity Net Gain.

Members thanked Alistair for the presentation and requested further training be provided for Members of the Planning Committees on the impacts of Bio Diversity Net Gain.

The meeting ended at 11.00 am.