

PLANNING COMMITTEE

Meeting: Tuesday, 27th October, 2020
at 2.30 pm. (Virtual Meeting)

Present: Councillors M. A. Thomson (Chairman), C. Thomson (Vice-Chairman), Assouad, D. Edwards, Gawne, Hall, Husband, McEwan, McLeavy, Nott and Seward.

Officers Present: Jason Hipkiss (Development Services Manager - Planning and Enforcement), Maureen Smith (Principal Planning Officer), Debbie Storr (Head of Legal and Governance & Monitoring Officer), Geoff Dowker (Environmental Protection & Public Health Team Leader), (Sharron Rushton (Democratic Services Officer) and Sandra Kemsley (Democratic Services Officer).

38 Apologies for Absence/Attendance of Substitute Members

Apologies for absence had been received from Councillor Burley.

Councillor McLeavy had attended as a substitute for Councillor Burley for this meeting only.

39 Declarations of Interest

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

40 Minutes

The Minutes of the meeting held on 6th October, 2020 were taken as read and confirmed.

41 Public Participation

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

42 Planning Enforcement Update

The Enforcement Officer reported that the Planning Service continued to function and respond in line with current resource allocations. The level of legal intervention had been minimised in order to protect the public purse, yet many cases had been resolved by voluntary action and re-direction to appropriate bodies.

The report provided an overview of new enforcement activity and investigation since the introduction of restrictions in response to the Covid-19 pandemic in March, 2020. Details of the cases had been reported in a broad fashion in order to protect specific individuals.

It had been noted that during lockdown, all but the most serious complaints had been deferred as face to face and site visits had been suspended. The Planning function generally had been identified as a lower priority than some other Council Services and

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the Enforcement Officer had volunteered to be deployed to Thorncliffe Crematorium where he had assisted and provided resilience to the crucial function until the end of June. As restrictions had begun to ease, the Enforcement Officer returned to full duty in early July.

At the height of lockdown, fine weather and increased time at home had encouraged many people to embark upon small scale DIY building and garden projects. Many such projects had been perceived as unauthorised and fuelled disputes and existent latent conflict between neighbours and communities had been inevitably raised as widespread anxiety and uncertainty prevailed. This had manifested itself in a number of calls for service for the Authority to investigate. In a small number of cases it could be argued that advantage had been taken of a less visible enforcement capability. However, even during that most difficult period, priority had been given to providing reassurance and assistance to the most vulnerable residents including the elderly and those shielding.

In total 41 cases had been recorded over the period, in addition to a significant volume of Member and Stakeholder enquiries resolved and actioned. Retrospective applications had been invited ranging from the siting of caravans to chimneys and fences. Most cases had been resolved through negotiation.

Eight reports had related to untidy land or property dereliction of various levels of impact which had been investigated. One example had been a property in Ainslie Street where concerns had been raised over the appearance of a house occupied by a vulnerable individual. There had been a multi agency approach to resolving this. The property had been cleared and improved resulting in enhanced quality of life for the individual concerned. Another example had related to land in Hartington Street which had been the subject of an unsuccessful planning application and appeal and had been left unattended and had become overgrown and unsightly. The area had been cleared by Offenders under the supervision of the Probation Service which represented the Council's creative approach and desire to think holistically in remedying harm and improving community cohesion.

A Section 215 notice had been served relating to a plot of land in the town centre where the owners had failed to carry out their responsibilities to an acceptable standard. Engagement had been re-established and all efforts would be made to influence the owner to positively address the issue which had been legally underwritten.

Five allegations of unauthorised development in Conservation Areas including Dalton and Vickerstown had been received. Negotiations had been undertaken and retrospective applications had been invited where appropriate.

The department had become embroiled in a particularly acrimonious conflict between landowners in Millwood. A contested application for some agricultural structures had been approved by Committee at the end of 2019 on the condition that caravans used for storage would be removed from the land. These had remained during lockdown which had prompted frequent communications from the parties concerned. The Enforcement Officer had made a number of requests for the caravans to be removed culminating in a notice being served to start legal proceedings which ultimately led to the caravans being taken away. Considerable hostility in the area remained but the Authority had fulfilled its obligations and responsibilities in full.

During lockdown, an unauthorised decking platform had been constructed on a roof in Askam. The owners explained that it was to provide a family member who had been shielding with some outside space. The Enforcement Officer had facilitated negotiations between the neighbours, an agreement had been reached and the platform had been removed voluntarily without the need for further action.

The Enforcement Officer had been pleased to report that the historic issue of roadside advertising trailers had not returned. He had worked closely with partners in County Highways to ensure continued compliance.

RESOLVED:- To note the information.

43 Proposed Works to Trees in Barrow Conservation Areas

The Principal Planning Officer reported on proposed works to trees in Conservation Areas within Barrow. The report had been requested by Member of the Committee.

It had been noted that a full survey of all highway trees in Barrow had been conducted by Cumbria County Council's Highways Network team which had resulted in the submission of several applications for works to trees across conservation areas being received from the County Council Tree Officer. The applications included maintenance works to most trees and the removal of others.

Under Section 211 of the Town and Country Planning Act 1990, the Council are provided with six weeks to consider the proposed works to trees and the impact on the amenity of the conservation areas, with the option being to agree to the works or to make the trees subject to a Tree Preservation Order. After expiration of the six weeks, the works may proceed in no decision has been issued.

It had been noted that this year, the County had undertaken a wider scope of work to the Borough trees than usual. The survey concluded that works to both priority 1 trees (dead, diseased or dangerous) and priority 2 trees (general maintenance) would be undertaken. Trimming of trees would encourage good growth in line with recognised arboricultural practice and to ensure sufficient clearance from highways/properties.

In total it had been proposed that 11 trees be removed for safety reasons. Details of those trees had been included in the applications as a means of notification to the Council. As detailed in Planning Practice Guidance, five working days prior written notice must be given to the Authority before cutting down or carrying out other work on a dead tree. The Authority's consent for such work was not required.

Currently there had been no plans or budget to replace the trees being removed, as a result of a decision taken several years ago at the County Council Local Highways Committee.

Details of the applications for proposed works to trees had been presented as follows:-

Central Barrow Conservation Area

2020/0537 Sidney Street	1 x Alder tree	Crown reduce the tree to provide a minimum of 2m clearance from the adjacent property, crown reduce from
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		highway to provide 5.2m clearance, remove epicormic growth and crown raise
2020/0531 Duncan Street	1 x Alder tree	Crown reduce from property to provide a minimum 2m clearance and remove trunk growth
2020/0538 St Vincent Street	6 x Alder trees	Each tree is itemised with similar works to those above
2020/0533 Keith Street	4 x Alder trees	Each tree is itemised with similar works to those above
2020/0535 Parade Street	2 x Alder trees	Each tree is itemised with similar works to those above
2020/0529 Clifford Street	1 x Alder tree	Remove epicormic growth, crown raise to 2.5m over footpath and crown raise to a maximum of 5.2m over highway
2020/0530 Duke Street (extending from library up towards St Mary's Church)	1 x Sycamore (on western side between bus terminus exit and The Range exit) 3 x Maple 4 x Sycamore 1 x Field Maple 1 x Rowan 1 x Whitebeam	Remove tree due to significant deadwood and signs of decline Crown raise Crown reduce from adjacent property to provide a min. 2m clearance Remove trunk growth Crown raise Crown reduce from street light to provide min. 1m clearance
2020/0555 Hartington Street (adjacent to Furness Heating Components)	1 x Maple	Crown reduce to provide a min. 2m clearance from adjacent property.
2020/0546 Abbey Road Along the area extending from the Custom House up to the Duke of Edinburgh Hotel	Removal: 1 x Maple (outside courts) 1 x Sycamore (outside Lakeland House) 1 x Maple (Outside Cons. Club) 1 x Maple outside welfare centre) 1 x Rowan opp. Nan Tait centre car park)	35 trees surveyed and identified for maintenance works including the 7 to be removed.

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	1 x Maple (near old Evening Mail office) 1 x Maple (near old Evening Mail car park) 28 various other trees surveyed and identified for maintenance works	
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Barrow Island Conservation Area

2020/0536 Ramsden Dock Road	1 x Sycamore	Crown reduce from street light to provide a minimum 1m clearance and remove damaged main leader
2020/0532 Island Road	1 x Willow	Crown clean to remove significant dead wood in crown
2020/0534 Michaelson Road	2 x Maple 3 x Maple and 1 x Lime	Remove tree due to significant deadwood and signs of decline General maintenance as described elsewhere

Furness Abbey Conservation Area

2020/0557 Rating Lane	2 x Lime 3 x Maple 1 x Purple Leaf Maple 1 x Cherry	Crown raise Crown raise/remove epicormic growth Crown raise Reduce from street light and remove trunk growth
2020/0546 Abbey Road	1 x Sycamore (adjacent to bus stop near Abbey House Hotel) 13 trees of various species	In addition to the removal of 1 tree maintenance works to an additional 13 trees

In determining the applications it had been necessary to consider the impact of the proposed works upon each of the conservation areas. Under Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the Authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Full details of the boundaries for each of the conservation areas, along with justifications for the proposed works had been included in the report.

Taking into consideration the amount of works to trees across the conservation areas, the impact from the proposed works had been considered to be neutral on each area, due to increased benefits for the longer term health of the retained trees as well as improved public safety.

It had been recognised that the removal of trees with no replacement may be of concern to Members, and given the fact that the Borough Council had declared a Climate Change Emergency, it had also been considered necessary to refer this matter to the Climate Change Working Group. The decision not to replace trees being removed had been taken several years ago by the Local Highways Committee and it had been suggested that this historical decision should be highlighted to the Local Highways Committee with respect to highways trees. One option would be the introduction of a re-planting strategy to be investigated in relation to these and future tree removals.

It had been noted that whilst the trees had not been covered by a Tree Preservation Order, it had been considered that it was good practice to require replacement planting. Exceptions for direct replacements would normally be in cases of public safety (such as obstruction of sight lines at a junction) or where trees were too close together. However, the recent Government White Paper and the work of the Building Beautiful Commission recognised the importance of street trees and that runs in parallel to the Council's recent work on climate change and green infrastructure. Street trees play an important role in terms of aesthetics, function, clean air and cooling and their loss without replacement was a concern. Officers wished to address this through further discussion with the County Council and environmental improvement/place-shaping initiatives as they come forward, with a replanting strategy across wider part of the Borough being one possible suggestion.

RESOLVED:- To agree to the tree works proceeding as described within the report, but that a request be sent to the Cumbria County Council Local Highways Committee that a programme of replacement trees is undertaken, and that this matter also be brought to the attention of the Climate Change Working Group.

44 Delegated Decisions

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

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

2020/0429 Application for approval of details reserved by Condition No. 16 (location, extent and surfacing of bin collection points) of planning permission 2017/0499 (Erection of 12 dwellings) at Schneider Court, Barrow-in-Furness (former Cemetery Cottages Site).

- 2020/0474** Conversion of attached garage to study and erection of car port with slate canopy roof to link study and detached garage at Fearbeck, Abbey Road, Barrow-in-Furness.
- 2020/0387** First floor side elevation extension to the existing building, to incorporate a bedroom and en-suite facility at 29 Orion Terrace, Barrow-in-Furness.
- 2020/0424** Demolition of existing side and rear extension and construction of new wrap around side/rear extension to form enlarged kitchen at 1 Romney Park, Dalton-in-Furness.
- 2020/0493** Change of use from 2 flats to one dwelling house including rear ground floor and first floor extension with internal alterations and loft conversion at 20 Thorncliffe Road, Barrow-in-Furness.
- 2020/0510** Application for approval of details reserved by conditions: Railings to boundary walls (Condition No. 3), Verification reports for plots 1 & 2 (Condition 9), Imported soils verification for plots 1 & 2 (Condition 11) and Landscaping scheme (Condition No. 12) for planning permission 2018/0240 (Change of use and conversion of pubic house (Class A4) to form three dwelling houses at Eastchurch Villas, Littlestone Close, Barrow-in-Furness.
- 2020/0318** Conversion of disused store and workshop to 3 no. residential dwellings and associated external alterations at 1 Coulton Street, Barrow-in-Furness.
- 2020/0390** Proposed first floor side extension, single storey front extension and single storey rear extension at 16 Orontes Avenue, Barrow-in-Furness.
- 2020/0458** Demolition of existing garage and erection a two store side extension providing enlarged kitchen, bedroom and en-suite on the ground floor with single storey front porch and additional bedroom on the first floor at 51 Flass Lane, Barrow-in-Furness.
- 2020/0172** Construction of side/rear single storey flat-roofed extension to create additional kitchen and utility accommodation at 20 Headland Rise, Barrow-in-Furness.
- 2020/0514** Application for a non-material amendment following grant of planning permission 2020/0264 (erection of single storey side and rear extension) to allow for the omission of a parapet wall to side and rear elevations at 83 Yarlside Road, Barrow-in-Furness.
- 2020/0553** Single storey rear extension forming lounge and shower room including internal alterations at Natty Nook, Brent Avenue, Barrow-in-Furness.
- 2020/0558** Notice of intention to Works to trees within Conservation Area):
Ash (1) - Crown raise; Ash (5) - Remove dead trunk branch in crown at Tudor Square, Dalton-in-Furness.

2020/0370 Erection of wrap-around single storey side and rear extension to provide enlarged kitchen, family room and summer room at 312 Abbey Road, Barrow-in-Furness.

2020/0399 Erection of a rear kitchen extension at 147 Chapel Street, Dalton-in-Furness.

The following applications had no comment:-

2020/0657 Five day notice for works to trees to fell a Chestnut suffering from honey fungus at 7 Fairfield Lane, Barrow-in-Furness.

The following application had communications sent:-

2020/0482 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Request for Screening Opinion pursuant to Regulation 6 in relation to Marina Village remediation at Marina Village, Cavendish Dock Road, 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 Development Services Manager (Planning and Enforcement) reported on the following planning applications:-

45 74 (Site of former Register Offices) Abbey Road, Barrow-in-Furness

From Mr D. Warner, JD Wetherspoon Plc in respect of the provision of render to south western elevation of public house, provision of side doorway and canopy and change of use of vacant land to beer garden and car park with 8 spaces and landscaping (amended description) at 74 (site of former Register Offices) Abbey Road, Barrow-in-Furness as shown on planning application number 2020/0078.

Representations received and the results of consultations were reported, including the response from the Highway Authority/LLFA which was circulated before the meeting in the Extra Information Booklet.

It was moved by Councillor McEwan and seconded by Councillor Husband. A roll call was undertaken and it was unanimously,

RESOLVED:- That planning permission be granted subject to the Standard Duration Limit and the following conditions:-

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

Reason

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

Compliance with Approved Plans

2. The development hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 23.7.20 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent:

Proposed Railing and Wall detail Drawing AD01
Proposed Canopy detail Drawing AD02
Proposed Beer Garden Drawing PL03 Rev D received on 14.10.20
Proposed Elevation 1 Drawing AV1.01 Rev E received on 14.10.20
Proposed Elevation 2 Drawing AV1.02 Rev D received on 14.10.20
Proposed Elevation 3 Drawing AV1.03 Rev E received on 14.10.20
Proposed Ground Floor Indicative Drainage Plan, Drawing AL2.01 Rev A received 15.10.20
Proposed Layout Plan Drawing PL02 Rev A received 15.10.20

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 appearance of the development and the setting of the conservation area, the visual amenity of the area and the amenity of adjacent residents.

Pre-commencement Conditions

3. Prior to the commencement of any development a landscape scheme for the site, showing the trees, shrubs and planters, together with details of a timetable for implementation, (including any phasing of such a scheme) and future maintenance, together with details for the regular clearing of any debris along the Abbey Road landscaped frontage, 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, and all planting and subsequent maintenance shall be to current British Standards.

Reason

In the interests of the visual amenities of the area and the character of the conservation area in which the site is located.

4. Prior to the construction of the proposed boundary wall and railings full details of the proposed bricks and railing design, including brick samples, shall be submitted to and be approved in writing by the Planning Authority.

Reason

In the interests of the appearance of the development and the visual amenity of the area on this prominent site within the Central Barrow Conservation Area.

Before Occupation

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following beneficial use 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 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 by the landowner 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 the character of the conservation area in which the site is located.

6. On site facilities, in the form of a screened enclosure, for the storage of recycling receptacles and a wheeled refuse storage bin of suitable capacities to serve the development must be provided before the beneficial use of the beer garden begins as indicated on the approved plans set out in Condition 2 above. The approved scheme shall thereafter be permanently maintained to the satisfaction of the Planning Authority.

Reason

In the interests of environmental amenity by ensuring a suitable provision of refuse storage on the site, and in the interests of visual amenity due to the location within the Central conservation area.

Operational Conditions

7. The proposed beer garden shall operate in accordance with the Beer Garden Management Statement received by the Planning Authority on 5.10.20.

Reason

In the interests of nearby residents and to minimise the potential for noise and disturbance.

8. The terminal hour for the use of the external beer garden is 9pm Sunday-Thursday and 10pm Friday and Saturday. There shall be no public access after this time and the gates shall be locked. The area shall be regularly cleared of food and drink receptacles with all food and drink receptacles cleared from the beer garden by 9.30pm Sunday-Thursday and 10.30pm Friday and Saturday.

Reason

In the interests of minimising the potential for any noise and disturbance to local residents.

9. The external beer garden shall not host live music or events such as quizzes, karaoke, comedy events or similar or include fire pits or external televisions.

Reason

In the interests of minimising the potential for any noise and disturbance to local residents.

10. Other than the proposed festoon lighting and dimmable wall lights to pathways which is hereby approved, no additional external lighting shall be installed on the site without the prior written consent of the Planning Authority.

Reason

In the interests of minimising light pollution and potential disturbance to local residents.

46 Car Storage Compound at Salthouse Road, Barrow-in-Furness

From Mr T. Ellor, South Lakes Car Sales Ltd in respect of the change of use of part of former car sales into self-storage site (14 containers for storage of household items) at Car Storage Compound at Salthouse Road, Barrow-in-Furness as shown on planning application number 2020/0414.

Representations received and the results of consultations were reported, including the response from the Highway Authority/LLFA which was circulated before the meeting in the Extra Information Booklet.

It was moved by Councillor Hall and seconded by Councillor Edwards that the application be granted, subject to the inclusion of the amended conditions, circulated within the Extra Information Booklet; and an additional condition being added requiring the colour of the units being agreed so as not to have a detrimental visual impact on the surrounding area.

A roll call was undertaken and it was unanimously,

RESOLVED:- That planning permission be granted, subject to the Standard Duration Limit and the following conditions:-

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

Reason

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

Compliance with Approved Plans

2. The development hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 28.7.20 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent:

Proposed site plan drawing RRG/SCS/001/A
Photograph of proposed container ref LJ/SC/001
Proposed site plan drawing RRG/SCS/002
Site plan RRG/SCS/003

Reason

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

Pre-commencement Conditions

3. The vehicular crossing over the footway, including the lowering of kerbs, shall be carried out to the specification agreed with the Local Planning Authority following the submission of acceptable details. The vehicle crossing and lowered kerb shall be implemented in accordance with the approved specification prior to the commencement of use of the approved development.

Reason

To ensure a suitable standard of crossing for pedestrian safety.

4. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 5.0 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason

In the interests of highway safety.

5. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

6. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
 - (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
 - (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason

In order to ensure the satisfactory treatment of surface water.

Before Occupation

7. The use of the development hereby approved shall not commence until the access has been designed to include a 2m x 2m visibility splay onto the footway for pedestrian safety and this shall thereafter be so retained.

Reason

In the interests of pedestrian and highway safety.

8. Prior to the commencement of use of the development hereby approved a turning area shall be provided within the site to ensure that vehicles can enter and exit the site in a forward gear. The turning area shall thereafter be retained for the lifetime of the development.

Reason

In the interests of highway and pedestrian safety.

Operational Conditions

9. No storage of materials shall take place on the site other than within the containers hereby approved. There shall be no open air storage of materials.

Reason

In the interests of the visual amenity of the area.

10. Any storage containers placed on the site shall be factory sprayed to a dark green finish in accordance with one of the following colours and shall thereafter be so retained unless the Planning Authority gives prior written consent to any variation:

RAL 6007 Bottle Green, RAL 6012 Black Green, RAL 6016 Turquoise Green, RAL 6020 Chrome Green

Reason

In the interests of appearance of the development and the visual amenity of the area.

11. The development shall be available for use and open to the public only between the hours of 8am and 8pm.

Reason

In the interests of the amenity of nearby residents.

47 Newholme Farm, Rampside Road, Barrow-in-Furness

From Mr J. Colverson, Solar Ventus in respect of an application for approval of details reserved by Condition No. 8 and No. 9 (Excess Amplitude Modulation Details) of planning permission 2012/840 (Installation of a 45.5 high wind turbine (Measured to blade tip) without complying with Condition No. 5 of Planning Permission 2012/0642) at Newholme Farm, Rampside Road, Barrow-in-Furness as shown on planning application number 2020/0400.

Representations received and the results of consultations were reported.

It was moved by Councillor McEwan and seconded by Councillor Husband. A roll call was undertaken and it was unanimously,

RESOLVED:- That

- (a) the applicants be informed that the submitted information is insufficient for the Council to accept, particularly in relation to the mitigation scheme operating at night time only, and that further information is required in relation to a prospective monitoring process and the future investigation of EAM issues, including daytime EAM; ideally this should be within a single document. Additional information is also sought from the applicants to verify the effectiveness of the mitigation strategy, monitoring and complaints analysis before reaching a decision; the Development Services Manager (Planning and Enforcement) be authorised to approve the application if satisfactory details are received.

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- (b) should satisfactory information not be forthcoming within 3 months of the date of this Committee meeting then the Development Services Manager (Planning and Enforcement) be authorised to refuse the application.

The meeting closed at 3.18 pm.