

## PLANNING COMMITTEE

Meeting: Tuesday, 16th March, 2021  
at 2.30 pm. (Virtual Meeting)

Present: Councillors M. A. Thomson (Chair), C. Thomson (Vice-Chair), Assouad, Burley, D. Edwards, Gawne, Husband, McEwan, Mooney, Morgan, Nott and Ronson.

Officers Present: Jason Hipkiss (Development Services Manager - Planning and Enforcement), Charles Wilton (Principal Planning Officer), Paula Westwood (Democratic Services Officer - Member Support) and Sandra Kemsley (Democratic Services Officer).

### **81 Apologies for Absence/Attendance of Substitute Members**

Apologies for absence had been submitted from Councillors Hall and Seward.

Councillors Morgan and Ronson had attended as substitutes for Councillors Seward and Hall respectively.

### **82 Declarations of Interest**

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

### **83 Minutes**

The Minutes of the meeting held on 16th February, 2021 were taken as read and confirmed.

### **84 Public Participation**

RESOLVED:- Nicola Baker addressed the Committee on behalf of the applicant in relation to the Planning Application and Listed Building Consent Application for 102 Abbey Road, Barrow-in-Furness (Minute Nos. 87 and 88 refer). No deputations or petitions had been received in respect of the meeting.

### **85 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:-

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- 2020/0692** Erection of front porch, rear extension, new windows in the front and side elevations, detached garden room to create a gym and home studio and raised terrace at 55 Mulberry Way, Barrow-in-Furness.
- 2020/0752** Erection of detached building providing additional teaching space at St Pius X Roman Catholic School, Schneider Road, Barrow-in-Furness.
- 2021/0035** Application for a non-material amendment following grant of planning permission 2020/0700 (construction of 1 no. 1.5 storey dwelling with detached garage (re-submission of 2020/0300 in a revised form) to increase the footprint of rear single storey element of original proposal with appropriate adjustments to size and proportions of glazing units. Additional of natural stonework to window level on front elevation at Armadale, Ireleth Road, Ireleth, Askam-in-Furness.
- 2020/0829** Erection of double garage to rear of property attached to garage to rear of 254 Abbey Road, Barrow-in-Furness at 256 Abbey Road, Barrow-in-Furness.
- 2020/0836** Garage extension to rear of property. No drive access (retrospective) at 85 West Shore Road, Barrow-in-Furness.
- 2020/0847** Single storey side extension including wrap around extension to the front to create a porch and also extending further back where current garage is, to create larger kitchen and extra room at 32 Moor Tarn Lane, Barrow-in-Furness.
- 2021/0045** Erection of rear extension forming extended kitchen, shower room and wc at 4 Duddon View, Ireleth, Askam-in-Furness.
- 2021/0051** Construction of first floor extension over existing conservatory and associated internal layout alterations to create additional bedroom and en-suite; provision of new balcony to rear elevation at 6A Tea Tree House, Rampside, Barrow-in-Furness.
- 2021/0052** Single storey rear and side extension to provide kitchen, living area, utility room and wc at 11 Hornedale Avenue, Barrow-in-Furness.
- 2021/0053** Application for a non-material amendment following grant of planning permission 2019/0020 – involving the forwards extension of garage to underside of approved canopy and internal alterations 10 Vespers Grove, Barrow-in-Furness.
- 2021/0060** Proposed side extension forming a new garage at 2 Thornton Park, Dalton-in-Furness.
- 2021/0113** Application for prior approval for the erection of a building over an existing open midden to provide undercover storage on land adjacent to Sinkfall Farm, Rakesmoor Lane, Barrow-in-Furness.

- 2020/0622** Demolition of existing garage; front extension, construction of new two storey (and part single storey) side/rear extension and associated internal layout alterations to form open-plan living/kitchen/diner, utility room and snug/office to ground floor and new master bedroom with en-suite and dresser to first floor, proposed highway access alterations to form widened driveway and dropped kerb alterations at 245 Rating Lane, Barrow-in-Furness.
- 2021/0002** Single storey rear extension, rebuilding boundary wall, flat roof to existing bathroom and dormer roof to first floor, forming extended kitchen/dining room and additional bedroom at 73 Egerton Terrace, Broughton Road, Dalton-in-Furness.
- 2021/0039** First floor side extension over ground floor extension forming en-suite bedroom at 1 Foxfield Road, Barrow-in-Furness.
- 2020/0855** Demolition of modern function suite and toilets to rear of property and creation of additional parking spaces with landscaping. Form 4 extra bedrooms replacing existing kitchens, office and guest toilets. Create 3-bed accommodation for site manager at 10 Abbey Road (formerly Chequers), Dalton-in-Furness.
- 2021/0020** Application for approval of details reserved by Condition No. 9 (fence details) of planning permission 2020/0700 (Removal of existing bungalow and outbuilding, construction of 1 no. 1.5 storey dwelling with detached garage (re-submission of 2020/0300 in a revised form) at Armadale, Ireleth Road, Ireleth, Askam-in-Furness.
- 2021/0022** Erection of wrap-round rear/side pitched roof extension for use as a Sun Room. Enlarge existing pitched roof garage by infilling between dwelling and garage gable walls to create a larger garage at 106 Parklands Terrace, Furnace Place, Askam-in-Furness.
- 2020/0848** Demolition of existing outbuildings and construction of new two storey side extension forming dining room and store to ground floor with bedroom and dressing room to first floor at 1 Middleton Avenue, Barrow-in-Furness.
- 2021/0040** Demolition of side utility room extension and construction of side/rear wrap-around single storey extension to kitchen, and to include a veranda with part glazed canopy roof to rear at 58 Central Drive, Barrow-in-Furness.
- 2021/0058** Application for approval of details reserved by Condition No. 15 (warehouse east elevation cladding details) of planning permission 2014/0360 (Application for Outline Planning Permission for the redevelopment of warehouse and industrial land to a residential (84 houses) (appearance, landscaping, layout and scale reserved) at Former Brady's Yard, Wilkie Road, Barrow-in-Furness.

- 2021/0076** Conversion of garage to form store and study including associated external alterations (Retrospective) at 9 Sandalwood Close, Barrow-in-Furness.
- 2021/0108** Application for a non-material amendment following grant of planning permission 2019/0020 (erection of 142 dwellings) to include bay window to front elevation and removal of French doors to rear and replacement installation of window to the Keswick House type at Dalton Lane (Oakmere Homes), Barrow-in-Furness.
- 2021/0088** Application for approval of details reserved by Condition No. 20 (Site Investigation and Contamination Assessment) of planning permission 2009/2152). Conversion, alteration and extension to existing agricultural buildings to form five, three bedroom dwellings on Land at Piel View Farm, Biggar Village, Barrow-in-Furness.
- 2021/0008** Application for a non-material amendment following grant of planning permission 2020/0239 (Two storey side extension, single storey rear extension and internal alterations forming extended kitchen/dining room, additional sitting room and additional bedroom) to change a flat roof to a pitched roof on the rear extension at 34 Glenridding Drive, Barrow-in-Furness.
- 2021/9001** Removal of modern screen sub-dividing the main entrance lobby. New installation of fire resistant glazed screens and doorway to original arched openings to reinstate the entrance to its earlier form (amended description) at Barrow Library, Ramsden Square, Barrow-in-Furness.
- 2020/0360** Application for a Minor Material Amendment following the grant of planning permission 2010/1492 (Erection of 3 no. houses) to allow Redi-Rock gardening retaining wall and change in balcony design to Plot 3 on Land adjacent to 24 Leighton Drive, Barrow-in-Furness.
- 2020/0828** Erection of detached single storey out-building to rear of dwelling for use as personal gym at 11 Maylands Grove, Barrow-in-Furness.
- 2021/0109** Application for a non-material amendment following grant of planning permission 2019/0020 (erection of 142 dwellings) to include bay window to front elevation and removal of French doors to rear and replacement installation of window at 50 Freestone Way (Plot 90), Barrow-in-Furness.
- 2021/0024** Application for approval of details reserved by Condition No. 10 (driveway and parking area composition to avoid surface water discharge onto the highway) and No. 21 (Travel Plan) of planning permission 2018/0798 (Erection of 142 dwellings) at Housing Development at Dalton Lane, Barrow-in-Furness.
- 2021/0028** Construction of a ground floor wrap around (side and rear) extension forming a kitchen diner/utility room with a tiled hipped roof and erection of a two storey side extension forming ground floor store and first floor

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bedroom with a tiled hipped roof at 2 Hornedale Avenue, Barrow-in-Furness.

**2020/0810** Erection of a wrap-round rear/side pitched and flat roofed extension for use as a kitchen-diner (replacing existing conservatory) and construction of a side extension for use as an en-suite to an existing bedroom at Millhaven, Ostley Bank, Barrow-in-Furness.

**2020/0819** Submission under Section 77(1) of the Habitats Regulations 2017 for creation of path using rippled concrete at Dunnerholme Golf Club, Duddon Road, Askam-in-Furness.

The following applications had been refused:-

**2020/0822** Conversion of first floor retail space to 8 No. 1 bed studio flats. Retention of retail space to ground floor with reconfigured welfare facilities. External alterations to front, side and rear elevations including introduction of new windows and door openings (re-submission of 2020/0072 and 2020/0417) at 26-28 Portland Walk, Barrow-in-Furness.

**2020/0345** Listed Building Consent to divide the New Inn by conversion of existing ancillary accommodation into 2 separate 3-bedroom dwellings, including the sub-division of the existing garden and the creation of 6 designated parking spaces to allow 2 spaces for each dwelling. Three dwellings in total at New Inn, Biggar Village, 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:-

#### **86 London Road, Lindal-in-Furness**

From Chandlers Country Homes in respect of an application for approval of reserved matters (Access, Appearance, Landscaping, Layout and Scale) following Outline approval B07/2018/0375 (erection of 35 dwellings and associated car parking, landscaping and highways infrastructure) at London Road, Lindal-in-Furness as shown on planning application number 2020/0250.

Representations received and the results of consultations were reported.

It was moved by Councillor McEwan and seconded by Councillor Husband that the application be granted. 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 shall be carried on in accordance with the hereby approved plan listed below:

Proposed Site Layout Plan ref L3368PL150J  
Proposed Boundary Treatment Plan ref L3368PL151B  
Proposed House Type A ref L3368PL02A  
Proposed House Type B ref L3368PL03A  
Proposed House Type C ref L3368PL04A  
Proposed House Type C2 ref L3368PL05B  
Proposed House Type D ref L3368PL06A  
Proposed House Type E ref L3368PL07A  
Proposed House Type F ref L3368PL08A  
Proposed House Type F2 ref L3368PL09A  
Proposed House Type G ref L3368PL10A  
Proposed House Type H ref L3368PL14A  
Proposed Site Section ref L3368PL11B  
Proposed Site Section ref L3368PL12B  
Soft Landscaping Planting Proposals Version 3 dated 9/10/20  
Drainage Strategy ref K36417/01/DS/JP rev B  
Highways Layout 1 of 3 ref K36417/01/103C  
Highways Layout 2 of 3 ref K36417/01/104C  
Highways Layout 3 of 3 ref K36417/01/105C  
Longitudinal Sections 1 of 2 ref K36417/01/106B  
Longitudinal Sections 2 of 2 ref K36417/01/107B  
External Works 1 of 3 ref K36417/01/108A  
External Works Layout 2 of 3 ref K36417/01/109A  
External Works Layout 3 of 3 ref K36417/01/110A  
Bio Diversity Net Gain Assessment ref JN00461/LE01

Reason

To ensure the development proceeds in accordance with the approved plans.

2. No dwelling shall be occupied until the two car parks have been provided in accordance with drawings approved under condition no 1 above unless a programme for their provision has previously been submitted to and approved in writing by the Local Plan authority in which case the car parks shall be provided in accordance with the approved programme

Reason

To secure the delivery of the proposed open spaces and car parking and to accord with Local Plan policy DS5.

3. No dwelling shall be occupied until a Management Plan for the two car parks referred to under condition no 2 above has been submitted to and approved in writing by the Local Planning Authority and which will provide for their use by residents of London road in perpetuity. The Management Plan shall provide for the management and maintenance of those areas and details of the management body and how it will be funded. The car parking areas shall thereafter be managed, maintained and retained in accordance with the approved Management Plan.

Reason

To ensure that the areas provided are properly maintained and remain available for their approved purpose and to accord with Local Plan policy DS5.

4. The highways, footways, car parks, and in curtilage parking shall not, notwithstanding any provisions contained within the Town and Country Planning (General Permitted Development) Order, 2015 (or any Order revoking and re-enacting that Order with or without modification) be replaced with an alternative material.

Reason

To ensure high quality, and in certain areas, permeable materials are retained having regard to visual amenity and SUDs principles. To accord with Local Plan policies DS5, DS6 and C3a and to secure the objectives of Drainage Strategy ref K36417/01/DS/JP rev B.

5. The roofs of the development hereby permitted shall, notwithstanding any provisions contained within the Town and Country Planning (General Permitted Development) Order, 2015 (or any Order revoking and re-enacting that Order with or without modification) not be replaced with any other material other than natural slate of a colour and texture to match the original.

Reason

To ensure high quality materials are retained having regard to visual amenity and to accord with Local Plan policies DS5.

6. The hedgerow which runs between London Road to the railway and which forms the application site's northern boundary shall be permanently retained and notwithstanding any provisions contained within the Town and Country Planning (General Permitted Development) Order, 2015 (or any Order revoking and re-enacting that Order with or without modification) no wall, fence or any building or structure shall be erected within 2m of the centre line of the hedge.

Reason

The hedgerow is an important landscape feature in its own right, its retention contributes to the required net gain in bio diversity, it fulfils an important screening role to rear gardens otherwise visible from Ulverston Road/A590T, any replacement with a man-made boundary would be likely to be visually intrusive in the landscape. To accord with Local Plan policies DS5, DS6, N1, N3 and N4.

7. Prior to the erection of any fences a scheme for the provision of features to enable the passage of wildlife shall have been submitted to and approved in writing by the Local Planning Authority and the fences shall only be erected in accordance with the approved details.

Reason

To facilitate the movement of wildlife, to contribute to achieving a net gain in bio diversity, to accord with Local Plan policies N3 and GI9.

8. The hedgerow referred to under condition 6 above shall have been laid in accordance with a scheme and which must have first been submitted to and approved in writing by the Local Planning Authority. The laying must have been completed in accordance with the approved scheme prior to the occupation of any dwelling which has its curtilage running up to the hedgerow.

Reason

To ensure the hedgerow is appropriately managed having regard to the requirements to achieve a net gain in bio diversity and the need to maintain an important landscape and wildlife feature. To accord with Local Plan policies DS5, N3 and N4.

**87 102 Abbey Road, Barrow-in-Furness**

From Kerry Kolbe, Creative Studios Cumbria in respect of the change of use of ground and first floors to exhibition/workshop space and first floor to mixed use workshop/office space. Replace front entrance door with new at 102 Abbey Road, Barrow-in-Furness as shown on plan number 2021/0130.

The results of consultations were reported.

Nicola Baker addressed the Committee on behalf of the applicant.

It was moved by Councillor McEwan and seconded by Councillor Husband that the application be granted, subject to the amended plans and revised conditions as detailed within the Extra Information Booklet. A roll call was undertaken and it was unanimously,

RESOLVED:- 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 15.2.2021 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 9.2.2021  
External Front Elevation (Existing-Proposed) and Proposed Internal Sections and Details Drawing  
21006 03 Rev B  
Proposed Floor Plans Drawing 21006 02 Rev C (amended plan received on 10.3.21)  
Q-Rad brochure in relation to proposed radiator design  
Toshiba Air Con Data Sheet Ref RAV-RM  
Internal door detail received on 10.3.21  
Updated Heritage Statement V2 dated 9.3.21  
Structural Inspection Report by WML Consulting Report ref 9772/WML/XX/ZZ/RP/S/0001  
Feb'2021 and the works specified therein

Reason

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

**88 102 Abbey Road, Barrow in Furness**

From Kerry Kolbe, Creative Studios Cumbria in respect of Listed Building Consent to replace front entrance door with new. Install lining walls at ground floor level to create display walls. General refurbishment of ground to first floor staircase. Infilling stair void to basement. Install new ceiling linings to create fire/sound resistance compartmentation. Install new partition linings at first floor level to create protected escape route. Repair existing partition linings new heating system and lighting at 102 Abbey Road, Barrow-in-Furness as shown on plan number 2021/0131.

The results of consultations were reported.

Nicola Baker addressed the Committee on behalf of the applicant.

It was moved by Councillor McEwan and seconded by Councillor Husband that the application be granted, subject to the amended plans and revised conditions as detailed within the Extra Information Booklet. A roll call was undertaken and it was unanimously,

RESOLVED:- That Listed Building Consent be granted subject to the Standard Duration Limit and 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 18 of the Planning (Listed Buildings and Conservation Areas) 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 15.2.2021 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 9.2.2021

External Front Elevation (Existing-Proposed) and Proposed Internal Sections and Details Drawing

21006 03 Rev B

Proposed Floor Plans Drawing 21006 02 Rev C (amended plan received on 10.3.21)

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Updated Heritage Statement V2 dated 9.3.21

Structural Inspection Report by WML Consulting Report ref 9772/WML/XX/ZZ/RP/S/0001

Feb'2021 and the works specified therein

Reason

To ensure that the development is carried out only as indicated on the drawings approved by the Planning Authority in the interests of safeguarding the special architectural and historic interest of the listed building.

**89 15 The Crescent, Dane Ghyll Park, Barrow-in-Furness**

From Mr J. Moul in respect of the construction of summer house in rear garden of private house (Retrospective) at 15 The Crescent, Dane Ghyll Park, Barrow-in-Furness as shown on plan 2021/0050.

Representations received and the results of consultations were reported.

It was moved by Councillor McEwan and seconded by Councillor Husband that the application be granted. A roll call was undertaken and it was unanimously,

RESOLVED:- That planning permission be granted subject to the following condition:-

***Compliance with Approved Plans***

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.

2. The development shall be carried out and completed in all respects in accordance with the application dated 18th January 2021 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent:

- (i) Location/Site Plan and Proposed Elevations and Floorplans - SM021220 A

Reason

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

3. The materials to be used in the construction of the external surfaces, including walls, roofs, doors, and windows of the extensions hereby permitted shall be of the same type, colour, and texture as those specified in the hereby approved plans.

Reason

To ensure a satisfactory appearance to the development, and to minimise its impact upon the surrounding area.

***Operational Conditions***

4. A landscape scheme for the site showing shrubs and mixed species hedgerows, the written specification details of which shall be submitted to the Planning Authority within 3 months of the date of this consent and approved in writing by the Planning Authority, shall be planted within the first planting season following this permission. The development shall be screened by a hedgerow(s) on the northern boundary of the site, adjacent to the field. The details of which shall be submitted on a plan not greater than 1:500 in scale and shall contain numbers and species to be used and approved by the Planning Authority. The planting scheme and subsequent maintenance shall be to current British Standards. The hedgerow shall be planted by the applicant and shall be permanently retained thereafter, unless the Planning Authority gives prior written consent to any variation.

Reason

In the interests of biodiversity and the visual amenities of the area due to it being adjacent to the Green Wedge - Policy GI2.

The meeting closed at 3.16 pm.