

PLANNING COMMITTEE

Meeting: Tuesday, 26th October, 2021
at 2.30 pm. (Banqueting Hall)

Present: Councillors C. Thomson (Vice-Chair), Assouad, D. Edwards, Gawne, Hall, McEwan, Nott, Seward, Tyson and Zaccarini.

Officers Present: Maureen Smith (Principal Planning Officer), Sandra Kemsley (Democratic Services Officer) and Katie Pepper (Democratic and Electoral Services Officer).

60 Apologies for Absence/Attendance of Substitute Members.

Apologies for absence had been received from Councillors M. A. Thomson (Chairman) and Husband.

Councillor Seward had attended as a substitute for Councillor Husband.

61 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.

62 Minutes

The Minutes of the meeting held on 5th October, 2021 were taken as read and confirmed.

63 Public Participation

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

64 Delegated Decisions

The Director of People and Place submitted for information details of planning applications in this report which she 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:-

2021/0708 Replacement of cement fibre tiles with reclaimed Burlington slate, re-rendering of chimney and timber barge boards primed and painted like for like at 97 Market Street, Dalton-in-Furness.

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- 2021/0609** Installation of 7 No. illuminated fascia signs (3 to front elevation, 3 to Walney Road elevation and 1 to the rear of building), Installation of 1 No. freestanding Totem Sign (adjacent to Walney Road elevation) including re-decoration of shop front at Former Topps Tiles, Walney Road, Barrow-in-Furness.
- 2021/0624** Single storey rear and side extensions to form utility room and dining/family room. Erection of mono-pitched roof above existing ground floor front projection at 4 Hawthorn Drive, Barrow-in-Furness.
- 2021/0534** Proposed double storey side extension with gable to hip roof, forming a study and store at ground floor level with bedroom 4 and en-suite at first floor level at 15 Hempland Avenue, Barrow-in-Furness.
- 2021/0622** Erection of a double storey side extension forming ground floor sitting room, utility, wc and store with bedroom 4 en-suite at first floor level at 185 Oxford Street, Barrow-in-Furness.
- 2021/0632** Advertisement consent to display 2 internally illuminated fascia signs (one to the front elevation and one on the side elevation), replacement of 1 internally illuminated 'Home Bargains' sign, addition of 1 internally illuminated 'Click and Collect' sign to the existing totem sign and vinyl graphics applied to exterior glazing at Home Bargains, Walney Road, Barrow-in-Furness.
- 2021/0658** Single storey side and rear extension forming extended kitchen and bathroom at Langdale, Pennington Lane, Lindal-in-Furness.
- 2021/0637** Advertisement consent to display 3 No. externally illuminated fascia signs, 2 No. non-illuminated fascia signs and 4 No. poster cases at 98-100 Friars Lane, Barrow-in-Furness.
- 2021/0674** First storey side extension above garage forming bedroom 4 with en-suite, wc craft room and store to existing ground floor garage at 19 Wakefield Street, Askam-in-Furness.

Prior Approval was not required for the following application:-

- 2021/0625** Application to determine if prior approval is required for a proposed change of use from offices (Class B1(a)) to 12 apartments (Class C3) at Associated British Ports, Ramsden Dock Road, Barrow-in-Furness.

The following applications had been refused:-

- 2020/0615** Application for the variation of Condition No. 3 (Caravan holiday season, Easter until 14th November each year) for previously approved planning application 1987/0822 (Change of use from the site for 808 touring caravans to site for 50 static and 30 touring caravans) to allow for the extension of holiday season across the whole caravan site to 12 months each year at South End Caravan Park, South End, Barrow-in-Furness.

2021/0639 Remove existing roof structure and roof ridge. Height is to be raised by 1 metre. New rear flat roof dormer with bedroom, study and shower room and rear ground floor flat roof bedroom extension at 85 Glenridding Drive, 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:-

65 48 Abbey Road, Barrow-in-Furness

From Mr D. Clark in respect of the change of use of existing building to provide self-storage facility, including minor external alterations to the rear elevations (new pedestrian door, roller shutter door and window opening) at Former Engineers Club, 48 Abbey Road, Barrow-in-Furness as shown on planning application number 2021/0571.

The results of consultations were reported.

It was moved by Councillor McEwan and seconded by Councillor Nott, 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 hereby permitted shall be carried out in all respects in accordance with the application dated 02/7/2021 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent:

‘Self Storage Operation’ document and the management regime set out within it
6288/03, 04, 05
D-18252 REV.A
Heritage Statement - dated June 2021

Reason

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

Operational Conditions

3. The sit shall only be open to the public between the hours of 8am and 6pm each day.

Reason

In order to protect the residential amenities of the area.

4. The units hereby approved shall be managed in accordance with the approved document called 'self Storage Operation'

Reason

For the avoidance of doubt and to protect the residential amenities of the area.

66 42 Rampside Road, Barrow-in-Furness

From Ms S. Mason, Golden Lane Housing in respect of the conversion of the current accommodation and addition of a single storey extension to the rear elevation in order to provide 3 No. self-contained one-bedroom units and support staff areas for supported living and provision of permeable surfaced parking area at 42 Rampside Road, Barrow-in-Furness as shown on planning application number 2021/0611.

Representations received and the results of consultations were reported.

It was moved by Councillor McEwan and seconded by Councillor Nott, 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 hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 21.07.21 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent:

AG21/0155 03B, 04A, 05B, 06

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 used in the building.

Reason

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

67 98-100 Friars Lane, Barrow-in-Furness

From One Stop Stores Limited in respect of the change of use from betting shop (sui generis) to retail shop (Class E) including installation of new external air conditioning units positioned to the rear of the building and the installation of a deliveries entrance ramp and new rear deliveries entrance door (updated description) at 98-100 Friars Lane, Barrow-in-Furness as shown on planning application number 2021/0562.

Representations received and the results of consultations were reported.

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

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

1. The development hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 13.09.21 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent:

Supporting Statement - 27.09.21
B210046 B201A

Reason

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

Operational Conditions

2. Noise from the development must not exceed Noise Rating Curve NR 30 in daytime hours (0700-2300) and NR 25 in night time hours (2300-0700) in any noise sensitive property.

Reason

In order to protect the residential amenities of the area.

3. Noise from the development, including noise from the extraction equipment required in the above condition, must not cause the existing background noise level (measured as the LA90 (10 minutes) to be exceeded at any neighbouring noise sensitive locations. Any tonal noise produced by the development would result in a 5dB addition to the particular noise level (Definition in: Appendix E 'Noise Procedure Specification, Publication 140', The Engineering Equipment and Materials User Association). [Note: the noise is measured 3.5m from any reflective surface, other than the ground, at a height of between 1.2 and 1.5m].

Reason

In order to protect the residential amenities of the area.

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4. Other than newspaper delivered, deliveries to the site shall not take place outside the hours of 7am to 7pm. There shall be no standing or waiting of delivery vehicles outside of these hours.

Reason

In order to protect the residential amenities of the neighbouring properties.

The meeting closed at 2.47 pm.