

## **PLANNING COMMITTEE**

Meeting: Tuesday 15th June, 2021  
at 2.30 pm. (Banqueting Hall)

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

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

Observer:- Councillor Zaccarini.

### **13 – Apologies for Absence**

Apologies for absence had been submitted from Councillors Burley and Mooney.

### **14 – Declarations of Interest**

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

### **15 – Minutes**

The Minutes of the meeting held on 25th May, 2021 were taken as read and confirmed.

### **16 – Public Participation**

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

### **Town and Country Planning Acts**

#### **17 – 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:-

- 2021/0216** Removal of compost hoppers and construction of brick built garden store and re-siting of compost hoppers to ease of existing position (amended description) at Abbey Meadow Nursing Home, Duchy Court, Barrow-in-Furness.
- 2020/0823** Erection of detached garage block and provision of parking space on vacant land opposite site (amended description) at Mill House, Holbeck Park Avenue, Barrow-in-Furness.
- 2021/0001** Application for works to trees subject of Tree Preservation Order 1972 No. 2:
- Sycamore ref 1253 - prune to achieve 1m clearance to BT wire
- Sycamore ref 1262 - prune back to achieve 6m clearance and remove lowest limb growing towards flats
- Oak ref 1264 - reduce lower limb to achieve 6m clearance from building and mirror that in the upper crown to balance
- Mixed species ref 1284 - reduce back the trees to give 4-5m clearance from property where possible while not cutting back further into the wooded area than the boundary with lawn as shown on the OS plan
- Mixed species ref 1287 - reduce canopy to achieve 2m clearance
- Elm ref 1535 - fell
- at Vicarage Mount, Barrow-in-Furness.
- 2021/0291** Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for a single storey side extension forming utility room with wc at 36 Sandy Lane, Askam-in-Furness.
- 2021/0310** Conversion of Garage to a Store with abutting Ground Floor Front Extension for use as a Cloakroom and WC at 53 Beach Street, Askam-in-Furness.
- 2021/0366** Application for works to trees subject of Tree Preservation Order 1995 No. 1 (Identified on the Order as T2 and T3 Turkey Oak) – to pollard back to points at 19 Fairfield Lane, Barrow-in-Furness.
- 2021/0367** Application for works to trees subject of Tree Preservation Order 2009 No. 10 – pollarding of a Lime Tree shown as T3 on attached plan at United Reformed Church, Market Street, Dalton-in-Furness.
- 2021/0223** Proposed path linking school with existing summerhouse and creation of all-weather running track at Our Lady of the Rosary Roman Catholic School, Ulverston Road, Dalton-in-Furness.

- 2021/0277** Proposed retractable roof awning and glass screens at The Dunes Hotel, Hawthwaite Lane, Barrow-in-Furness.
- 2021/0276** Two storey side extension with first floor built above existing garage. Extension to create two bedrooms at 134 Worcester Street, Barrow-in-Furness.
- 2021/0309** Installation of one new CCTV camera at 104-106 Duke Street, Barrow-in-Furness.
- 2021/0350** Application for a non-material amendment following grant of planning permission 2021/0092 (Proposed single storey extension forming sun room) to allow the use of full facing brick instead of the previously agreed dashing for new extension at 30 The Headlands, Askam-in-Furness.
- 2021/0433** Application for a non-material amendment following grant of planning permission B10/2020/0563 (Refurbishment of retail units (Class E) to facilitate amalgamation of Units A and B, comprising external alterations, including new shop front and customer entrance feature, trolley park, revised car parking, plant area and associated works) to allow addition of a fire escape door at Home Bargains, Walney Road, Barrow-in-Furness.
- 2021/0227** Roofing existing livestock feeding area at Maidenlands Tarn Farm, Tarn Flatt, Marton.
- 2021/0258** Change of use of open land into domestic garden (Retrospective) and construction of two storey side extension (Retrospective), loft conversion with front/rear dormers (Retrospective); creation of enlarged parking area to front of property (Part Retrospective) and associated landscaping works (Part Retrospective) (Re-Submission of B20/2020/0208) at 5 Crooklands Terrace, Dalton-in-Furness.
- 2021/0410** Application for prior notification of proposed demolition of one aluminium clad, steel frame structure (Plant 1) Robert McBride Ltd West Side Park Road Barrow-in-Furness.
- 2021/0434** Application for approval of details reserved by Condition No. 3 (landscaping) and Condition No. 4 (boundary walls/railings) of planning permission 2020/0078 (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.
- 2021/0335** Application to raise roof to end section of single storey outrigger and associated external alterations at 131 Abbey Road, Barrow-in-Furness.

- 2021/0297** Single storey rear extension forming conservatory at 12 Fir Tree Rise, Barrow-in-Furness.
- 2021/0281** Single storey rear extension and two storey side extension, forming garden room, study, additional bedroom, wardrobe and en-suite at 6 Dowie Close, Barrow-in-Furness.

The following application was a County Matter:-

- 2021/9002** Replacement of the existing glazed atrium roof structure over the conference room with an insulated flat roof with access margin incorporating a glazed atrium of a smaller size; and formation of a new door opening within an existing window opening to the first floor corridor (County Matter) (amended description) at The Nan Tait Centre, Abbey Road, Barrow-in-Furness.

The following application had been refused:-

- 2021/0246** Application for a non-material amendment following grant of planning permission 2018/0770 (Single storey front extension to form an office area and access to new staircase. Two storey side extension with living room and utility room on ground floor with bedroom and bathroom above) to allow front extension to be clad on front and side elevations in cedar wood cladding at 16 Park Lane, 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:-

#### **18 – 18 Nelson Street, Dalton-in-Furness**

From Mr B. Crossley in respect of the change of use of a Doctors Surgery to 2 apartments on the ground floor at 18 Nelson Street, Dalton-in-Furness as shown on planning application number 2021/0243.

Representations received and the results of consultations were reported.

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

**RESOLVED:-** It was unanimously 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 11/03/21 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent.

CB271120 1 Rev A, 2 Rev A, 3 Rev B  
Flood Risk Assessment dated 22/03/2021

### Reason

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

### ***Pre-commencement Conditions***

3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for all of the following:
  - i. the parking of vehicles of site operatives and visitors,
  - ii. loading and unloading of plant and materials, and
  - iii. storage of plant and materials used in constructing the development.

### Reason

In the interests of minimising the impact upon local environmental amenity.

### ***Operational Conditions***

4. The parking spaces and access thereto as shown on drawing no CB271120 3B must be reserved for the parking of private motor vehicles and no permanent development, whether permitted by the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modifications) or not, shall be carried out on that area of land in such position as to preclude vehicular access to the development hereby permitted.

### Reason

To ensure that proper access and parking provision is made and retained for the use associated with the development hereby permitted.

### **19 – New Inn, Biggar Village, Barrow-in-Furness**

From Mr and Mrs Fox in respect of the Division of the New Inn by conversion of existing modern ancillary accommodation and garage into two new separate 3-bedroom dwellings including the division of garden and creation of 6 designated parking spaces to allow 2 spaces for each dwelling - three dwellings in total (Resubmission B13/2020/0346) and Listed Building Consent for the division of the New Inn by conversion of existing modern ancillary accommodation and garage into two new separate 3-bedroom dwellings including the division of garden and creation of 6 designated parking spaces to allow 2 spaces for each dwelling - three dwellings in total (Resubmission B23/2020/0345) at New Inn, Biggar Village, Barrow-in-Furness as shown on planning application numbers 2021/0249 and 2021/0250.

It was moved by Councillor M. A. Thomson and seconded by Councillor C. Thomson and

RESOLVED:- That consideration of this application be deferred as it had become apparent (immediately prior to the meeting) that some information including plans, had been omitted from the information pack. Deferring consideration of the application would provide Members of the Committee with more time to consider the information.

The meeting closed at 2.37pm.