

## **PLANNING COMMITTEE**

Meeting: Tuesday 14th September, 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 Tyson.

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

### **41 – Apologies for Absence**

An apology for absence had been received from Councillor Zaccarini.

### **42 – Declarations of Interest**

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

### **43 – Minutes**

The Minutes of the meeting held on 10th August, 2021 were taken as read and confirmed.

### **44 – 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**

#### **45 – 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:-

- 2021/0518** Single storey rear extension with flat roof and atrium/lantern at 10 Elterwater Crescent, Barrow-in-Furness.
- 2021/0524** Demolition of existing garage, porch and outbuildings; construction of 1.5 storey front/side/rear extension forming open-plan living/kitchen/diner, shower room, utility and store to ground floor with master bedroom, dresser and en-suite to first floor; construction of single storey rear playroom extension at East Sands, Alexander Place, Askam-in-Furness.
- 2021/0490** Demolition of existing office/workshop building and creation of new private car park at 19 Dalkeith Street and adjacent land, Barrow-in-Furness.
- 2021/0467** Demolition of existing side extension. Construction of new flat-roofed side extension and pitched roof rear extension at 31 Skelwith Drive, Barrow-in-Furness.
- 2021/0219** Conversion of garage to form extra living area including new patio doors to front elevation, additional door to the rear and external staircase to provide access to rear garden with obscure glazed privacy screen at 11 Oakwood Drive, Barrow-in-Furness.
- 2021/0334** Change of use of first and second floor from taxi offices (Use Class Suit-Generis) to beauty rooms (Use Class Sui-Generis) (Retrospective) at 6 Dalkeith Street, Barrow-in-Furness.
- 2021/0396** Two storey replacement extension and internal alterations to terraced cottage with new off road parking. Installation of package treatment plant at 4 Lane Houses, Peasholmes Lane, Barrow-in-Furness.
- 2021/0420** Erection of new packaged fire pump house and 2 number fire water storage tanks and supporting concrete base and associated pipework at Buildings C19 and C21, BAE Systems, Bridge Road, Barrow-in-Furness.
- 2021/0319** Application for approval of Reserved Matters of access, appearance, landscaping, layout and scale following the grant of 2019/0847 (Outline planning permission with all matters reserved to convert redundant medical facility to a habitable dwelling) at Burnett Edgar, Medical Centre, Central Drive, Barrow-in-Furness.
- 2021/0482** Erection of a two storey rear extension forming ground floor kitchen with bedroom over and single storey rear extension creating dining room at 76 Friars Lane, Barrow-in-Furness.
- 2021/0499** Application for approval of reserved matters (Appearance, Landscaping, Layout and Scale) following outline approval 2020/0277 for the erection of a dwelling on Land adjacent to 15 Stone Dyke Lane, Barrow-in-Furness.

- 2021/0535** Creation of new shop front, installation of internal shutter, new disabled ramp/steps including handrail and insertion of new louvre at 97-101 Oxford Street, Barrow-in-Furness.
- 2021/0554** Erection of replacement farm livestock building at Barrow House Farm House, Barrow House Farm, Woodbine Lane, Newton-in-Furness.
- 2021/0588** Change of use from retail (Class E) with residential accommodation to a single dwelling house (Class C3) at 147 Market Street, Dalton-in-Furness.
- 2021/0257** Application for approval of details reserved by Condition No. 5 (legal agreement for retention of permanent access) and No. 7 (site security measures) of planning permission 2019/0847 (Outline planning permission with all matters reserved to convert redundant medical facility associated with the Burnett Edgar Centre to a habitable dwelling) at Burnett Edgar Medical Centre, Central Drive, Barrow-in-Furness.
- 2021/0302** Application to fell Ash tree identified as T2 under Tree Preservation Order 2000 No. 3 at Holly View, Beckside Road, Dalton-in-Furness.
- 2021/0522** Garage extension from single to a double at 45 Sandalwood Close, Barrow-in-Furness.
- 2021/0481** Listed Building Consent for underground drainage repairs internally, suspended timber floor to be exposed to enable excavation works to the bathroom internally, drainage repairs to be carried out and all surfaces to be reinstated as existing at 3 Steamer Street, Barrow-in-Furness.
- 2021/0298** Change of use from a 12 bedroom hotel to a 12 bedroom HMO at 307-309 Abbey Road, Barrow-in-Furness.
- 2021/0546** Removal of existing conservatory structure to rear of house and replacement with single storey extension at 8 The Crescent, Dane Ghyll Park, Barrow-in-Furness.
- 2021/0512** Proposed change of use of vacant shop (use Class E) to betting office (sui generis) to include new shop front; 2 no. air conditioning condenser units and satellite dishes to roof at 140-142 Dalton Road, Barrow-in-Furness.
- 2021/0513** Advertisement consent to display an internally illuminated fascia sign and an internally illuminated hanging projecting sign at 140-142 Dalton Road, Barrow-in-Furness.
- 2021/0592** Single storey rear flat roofed extension with parapet and roof lights for use as a sun room at 38 Friars Lane, Barrow-in-Furness.

**2021/0597** Application for a non-material amendment following grant of planning permission 2019/0020 – Application for approval of reserved matters of access, appearance, landscaping, layout following outline approval 2018/0798 (Outline planning application for approximately 142 dwellings with associated open space and landscaping, with all matters reserved) to revise house type Ennerdale (Plots 22, 31, 56, 75, 82, 109, 112, 117, 126 and 133) and house type Grasmere (Plots 37, 59, 63, 96, 99, 114 and 126) at Dalton Lane Housing Site, Barrow-in-Furness.

The following application had communications sent:-

**2020/0838** Application for permission to carry out works to a listed Ecclesiastical Building (Ref #1094) – the repair of windows on the West elevation together with the installation of protective grills on the South elevation at St Marys Church, Duke Street, Barrow-in-Furness.

Prior Approval was not required for the following application:-

**2021/0625** Application to determine if prior approval is required for the erection of a farm workshop and machinery store at Barrow House Farm House, Barrow House Farm, Woodbine Lane, Newton-in-Furness.

The following applications had been refused:-

**2021/0317** Two storey flat roof dwelling (2 bedroomed) on land to the rear of 45 Lord Street, Dalton-in-Furness.

**2021/0370** Application for Outline Planning Permission with all matters reserved for existing workshops to be replaced by eight domestic dwellings at Schneider Road Garage, Schneider 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:-

#### **46 – 29 Portland Crescent, Barrow-in-Furness**

From Mrs M. Martin in respect of hip to gable roof conversion with rear dormer and velux windows to front elevation to provide two bedrooms and a bathroom at 29 Portland Crescent, Barrow-in-Furness as shown on plan number 2021/0457.

The results of consultations were reported.

It was moved by Councillor McEwan and seconded by Councillor Hall, 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 and Compulsory Purchase Act 2004.

***Compliance with Approved Plans***

2. The development shall be carried out in all respects in accordance with the application dated 17/05/2021 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent:

29/PC/1, 2, 3.

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 front and side elevations of the dormer shall be clad in a vertically hung tile of a colour and texture to match the existing roof covering of the property, and shall thereafter be permanently maintained unless the Planning Authority gives prior written consent to any variation.

Reason

In the interests of visual amenity, it is important that the dormer appears as an integral part of the roof.

**47 – Ruskinville, Abbey Road, Dalton-in-Furness**

From Mr J. Cooper in respect of the construction of new garage and driveway including new access onto a classified road (Abbey Road) at Ruskinville, Abbey Road, Dalton-in-Furness as shown on plan number 2021/0371.

Representations received and the results of consultations were reported.

The Committee had undertaken a site visit prior to the meeting.

It was moved by Councillor McEwan and seconded by Councillor M. A. Thomson that the Committee should be minded to refuse the application on the grounds of scale and visual impact. In addition the proposal would be detrimental to highway safety and a Tree Preservation Order should be placed on the trees.

RESOLVED:- It was unanimously agreed that,

- a) Consideration of the application be deferred to the next meeting since the Committee had been minded to refuse planning permission for the following reasons:-
  - i. Visual Amenity – The Committee considered that the overall appearance was not in keeping with the landscape due to the scale of the development;
  - ii. Highway Safety – The Committee considered that the additional access onto Abbey Road would be detrimental to highway safety and noted that whilst the highway Authority had not raised any concerns in that regard, that they had not been consistent in their approach as they had raised concerns regarding a proposed new access along the same stretch of road recently; and
  
- b) That a Tree Preservation Order be placed on the trees which were not currently protected.

The meeting closed at 2.50 pm.