

## PLANNING COMMITTEE

Meeting: Tuesday 18th January, 2022  
at 2.30 pm. (Banqueting Hall)

PRESENT:- Councillors M. A. Thomson (Chair), C. Thomson (Vice-Chair), Assouad, D. Edwards, Gawne, Hall, Husband, McEwan, Mooney, Tyson and Zaccarini.

Officers Present:- Charles Wilton (Principal Planning Officer), Maureen Smith (Principal Planning Officer), Paula Westwood (Scrutiny and Democratic Services Team Leader) and Sandra Kemsley (Democratic Services Officer).

### 88 – Apologies for Absence

An apology for absence had been submitted from Councillor Nott.

### 89 –The Local Government Act, 1972 as amended by the Local Government (Access to Information) Act, 1985 and Access to Information (Variation) Order 2006 – Urgent Item

RESOLVED:- That by reason of the special circumstances outlined below the Chairman is of the opinion that the following item of business not specified on the agenda should be considered at the meeting as a matter of urgency in accordance with Section 100(B)(4)(b) of the Local Government Act 1972.

<u>Item</u>	<u>Reason</u>
2021/1002 Listed Building Consent Dock Museum, North Road, Barrow- in Furness (Minute No. 95)	The planning application had been submitted for determination but the listed building consent had been omitted. In order to meet the time-frame for the funding bid for the works, the listed building consent also needed to be determined today.

### 90 – 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.

### 91 – Minutes

The Minutes of the meeting held on 14th December, 2021 were taken as read and confirmed.

### 92 – Public Participation

RESOLVED:-

Mr Chris Bugler (Agent) had attended the meeting and addressed the Committee in relation to the Planning Application/Listed Building Consent for New Inn, Biggar Village, Barrow-in-Furness (Minute No. 97 refers).

No deputations or petitions had been received in respect of the meeting.

## **Town and Country Planning Acts**

### **93 – Delegated Decisions**

The Development Services Manager (Planning) had submitted for information details of planning applications in this report which he had determined under delegated authority (Minute No. 107, Executive Committee, 7th February, 2018, confirmed by Council 1st March, 2018 (Minute No. 63). 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:-

- 2021/0818** Application for approval of partial details reserved by Condition No. 4 (Remediation Verification Reports for plots 22-29 inclusive and plots 34-37 inclusive) of planning permission B18/2017/0743 (Application for a Minor Material Amendment following the grant of planning permission 2013/0138 to reduce the width of the site, reduce number of houses from 41 to 37, change house types on plots 13-22 inc. and 27-37 inc. minor repositioning of plots and boundaries and minor alterations to road and parking layout) (amended description) at Housing Development at Lonsdale Street, Barrow-in-Furness.
- 2021/0870** Erection of an agricultural field shelter on dry hard standing area for animal welfare purposes on Field adjacent to Goldmire Quarry, Thwaite Flat Road, Barrow-in-Furness.
- 2021/0876** Application for approval of details reserved by Condition No. 3 (Greystone Lane improvements including footway) No. 4 (Street lighting to Greystone Lane) No.8 (Estate road and footway details) and No. 15 (foul drainage details) of planning permission 018/0070 (Outline Planning Permission with all matters reserved for the erection of up to 36 dwellings) at Greystone Lane, Dalton-in-Furness.
- 2021/0890** Partial demolition of existing garage and construction of single storey side extension to create annex accommodation for use in conjunction with the original house at 17 Hartland Road, Barrow-in-Furness.

- 2021/0902** Demolition of existing detached garage/store and construction of side extension to bungalow to provide additional bedroom, utility and storage accommodation. Remodelling of windows/door to elevations at Ivy Cottage, Pit Lane, Lindal-in-Furness.
- 2021/0917** Extension for new lift installation and replacement external escape staircase at Ostley House, Abbey Road, Barrow-in-Furness.
- 2021/0920** Two storey pitched roof side extension for usage as ground floor stores/utility room and access lobby. First floor usage as extension to existing front bedroom/landing/library and rear bedroom. Single storey mono pitched roof rear extension for usage as kitchen/diner and shower room. Driveway modified to create wider entrance and relaid with Marshalls 'PRIORA' Grey Flagged Permeable Paving at 18 Myrtle Terrace, Dalton-in-Furness.
- 2021/0924** Application for non-material amendment following grant of planning permission B21/2019/0323 (Single storey rear and side extension forming dining room, utility room and shower room (Resubmission B21/2018/0241) to reduce the gap between 19 Meadowlands Avenue and 21 Meadowlands Avenue to 30mm and to use box guttering at 19 Meadowlands Avenue, Barrow-in-Furness.
- 2021/0959** Application for a non-material amendment to Planning Permission B21/2019/0783 (Erection of side and rear extensions to provide lounge, kitchen, living area, shower room, en-suite and utility room along with rear bedroom extension and extension to existing detached garage) to allow for a flat fibreglass roof to garage at 9 Pear Tree Bank, Barrow-in-Furness.
- 2021/0939** Conversion of garage to form a garden room at 11 Pembroke Close, Barrow-in-Furness.
- 2021/0808** Extension to existing rear detached garage at 11 Poplar Bank, Barrow-in-Furness.
- 2021/0845** Application for works to trees subject of Tree Preservation Order 1996 No. 1 – T1 Sycamore – to reduce the canopy on the garden side by 3 metres from all over extended branches at 11 Liddle Close, Barrow-in-Furness.
- 2021/0895** Change of use from Labour Party Headquarters (Class E) and vacant second floor flat to a single dwelling (Class C3(a) at 22 Hartington Street, Barrow-in-Furness.
- 2021/0848** Single storey side extension to form garage, driveway to garage, window reconfiguration on front and rear elevations and property to be re-rendered (re-submission of 2021/0533 in a revised form) at 61 Rampside Road, Barrow-in-Furness.

- 2021/0850** Application for a Non Material Amendment following the grant of planning permission 2020/0271 (Erection of single storey side and rear extension to provide enlarged kitchen, wc and utility room) to allow approved extension to be extended 590mm further to the rear and alteration of the door arrangement to the front utility room at 21 Meadowlands Avenue, Barrow-in-Furness.
- 2021/0851** Application for approval of details reserved by Condition No. 4 (External Materials) and condition no.5 (Construction method statement) for planning application B13/2021/0343 (Erection of a three bedroom detached bungalow and detached shed to the rear of 256 Abbey Road Barrow with vehicular access from Abbey Road) at 256 Abbey Road, Barrow-in-Furness.
- 2021/0859** Single storey front extension and partial garage conversion at 10 Stoneham Close, Barrow-in-Furness.
- 2021/0861** Listed Building Consent to install 2 no. 2 over 2 white-painted timber slim line double-glazed sash windows and 6 panel timber door to front elevation, internal alterations and erection of single storey rear extension at 8 Keith Street, Barrow-in-Furness.
- 2021/0904** First floor extension forming sitting room with single storey rear extension housing access stairs (resubmission of 2021/0597) at 40 Piel Street, Barrow-in-Furness.
- 2021/0925** Single storey rear extension with external staircase and platform to form enlarged kitchen and family room and provision of ground floor side window to SE elevation at 7 Hollow Lane, Barrow-in-Furness.
- 2021/0868** Demolish existing rear kitchen extension and side garage. New wrap round rear/side extension for use as a kitchen/utility room/wc and storey at 31 Hornedale Avenue, Barrow-in-Furness.
- 2021/0878** Erection of a single storey rear extension at 8 Keith Street, Barrow-in-Furness.
- 2021/0880** Erection of a single storey extension to gable end of sem-detached bungalow extending existing bedrooms, with an en-suite included within the master bedroom at 238 Ireleth Road, Ireleth, Askam-in-Furness.
- 2021/0888** Listed Building Consent to replace the 3 sliding sash windows to front elevation with double glazed sliding sash windows in timber at 34 The Green, Lindal-in-Furness.
- 2021/0896** Application for approval of details reserved by Condition No. 4 (Surface Water) and No. 5 (Foul Water) of planning permission 2020/0591 (Proposed extension to the existing hospital to provide

additional MRI facilities) at Furness General Hospital, Dalton Lane, Barrow-in-Furness.

- 2021/0910** Construction of two storey side extension and covered porch to front elevation at 12 Coniston Avenue, Dalton-in-Furness.
- 2021/0645** Replacement of external cladding to walls and roof, replacement windows and doors, insertion of new mezzanine floor to form technical training facility, removal of existing temporary building, formation of additional car parking along with other associated external works at Barrow Offshore Windfarm Operating and Maintenance Building, Ramsey Way, Barrow-in-Furness.
- 2021/0753** Listed Building Consent to replace the 3 sliding sash windows to rear elevation with slimline double glazed (4mm/4mm/4mm) sliding sash windows in timber at 34 The Green, Lindal-in-Furness.
- 2021/0792** Erection of replacement front porch and rear extension to provide living room and bedroom at 16 Rampside, Barrow-in-Furness.

The following application was a split decision:-

- 2021/0596** Application for approval of details reserved by condition no.3 (landscaping) and no. 5 (surface water drainage details) of planning permission B18/2020/0777 (Demolition of Health Centre/Ambulance Station and provision of temporary 70 space car park (24 Hrs) in preparation for site re-development) at Atkinson Health Centre, Market Street, Barrow-in-Furness.

The following application had communications sent:-

- 2021/0823** Notice of intention to (works to trees within Conservation Area) various species of trees along Abbey Road, Barrow at Ramsden Square, Abbey Road to Rawlinson Street and area between Rating Lane and Dalton Lane at Abbey Road Barrow-in-Furness.

The following application was a County Matter:-

- 2021/9999** Application for approval of details reserved by Condition No. 4 (Land Movement Monitoring Scheme) for planning application 2017/9010 – Change of use from vacant industrial land (B2) to use for the storage and distribution of minerals and rail loading facility (County Matter) at Site of former Handmark Engineering, 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 Head of Development Management reported on the following planning applications:-

#### **94 – The Dock Museum**

From Barrow Borough Council in respect of the Installation of solar arrays on roof of building at the Dock Museum, North Road, Barrow-in-Furness as shown on planning application number 2021/1001.

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

RESOLVED:- It was unanimously agreed that subject to no material objections being received within the unexpired representation period, 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 permitted shall be carried out in all respects in accordance with the application dated as valid on 17/12/2021 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent:

Application form dated 15.12.21  
Location plan ref 3685-01  
Existing and proposed plans ref 3685-02  
Proposed elevation drawing ref 3685-05  
Data sheet ref LR4-72HBD  
S:flex technical data sheet

#### Reason

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

#### ***Operational Conditions***

3. The solar arrays hereby approved shall be removed from the building and the roof made good within 3 months of no longer being utilised for the intended purpose.

#### Reason

To ensure that any redundant paraphernalia is removed from the roof of the building in a prompt manner in the interests of the visual amenity of the area.

### **95 – Dock Museum, North Road, Barrow-in-Furness**

From Barrow Borough Council in respect of Listed Building Consent for installation of solar arrays on roof of building at the Dock Museum, North Road, Barrow-in-Furness as shown on planning application 2021/1002.

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

RESOLVED:- It was unanimously agreed that subject to no material objections being received within the unexpired representation period, Listed Building Consent be approved 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.

### ***Operational Conditions***

3. The solar arrays hereby approved shall be removed from the building and the roof made good within 3 months of no longer being utilised for the intended purpose.

#### Reason

To ensure that any redundant paraphernalia is removed from the roof of the building in a prompt manner in the interests of the visual amenity of the area.

### **Schedule of Approved Documents**

Application form dated 15.12.21  
Location plan ref 3685-01  
Existing and proposed plans ref 3685-02  
Proposed elevation drawing ref 3685-05  
Data sheet ref LR4-72HBD  
S:flex technical data sheet

### **96 – Thwaite House, Hawthaithe Lane, Barrow-in-Furness**

From Mrs K. Mason in respect of the change of use to dog boarding and construction of external dog run area and associated fencing as shown on planning application number 2021/0837.

Representations received and the results of consultation 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:-

***Compliance with Approved Plans***

2. The development shall be carried out and completed in all respects in accordance with the application dated 39/06/21 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent:

MVC713-01 rev D  
Biodiversity Net Gain - Envirotech 7605 v2

Reason

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

***During Building Works***

3. The external wall cladding of the new build outdoor run structure must incorporate a manufacturer-applied BS12B27 (or RAL equivalent) colour/finish, and thereafter retained unless the Planning Authority gives prior written consent to any variation.

Reason

A dark colour will make the development less prominent within the local landscape, which is one that the Planning Authority feels is worthy of protection from potentially intrusive development.

***Before Occupation***

4. 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 occupation 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 to ensure a biodiversity net gain.



### ***Operational Conditions***

5. No floodlighting or other form of external lighting shall be installed unless it is in accordance with details that have previously been submitted to and approved in writing by the Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any such lighting shall at all times be directed and shielded so as to minimise light spillage outside of the application site, and shall not thereafter be altered, other than for routine maintenance which does not change its details, without the prior consent in writing of the Planning Authority.

#### Reason

To minimise light pollution in order to protect the rural amenities of the area.

6. Within 21 days of a written notification by the Planning Authority that a substantive complaint has been made to it about unacceptable noise disturbance from the approved use, the kennel operator shall appoint an independent consultant to assess the operation and advise suitable mitigation measures to prevent subsequent disturbance and submit them to the Planning Authority for approval. The operator shall then implement the agreed measures and continue to operate in accordance with them.

#### Reason

In order to minimise the potential for noise pollution.

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

From Mr and Mrs Fox in respect of planning permission to convert the current garage/storeroom and modern annex to a separate two storey, three-bedroomed dwelling within the existing footprint minimising the external and internal changes to the historical portion of the listed building as shown on planning application number 2021/0813; and Listed Building Consent to convert the current garage/storeroom and modern annex to a separate storey, three-bedroomed dwelling within the existing footprint minimising the external and internal changes to the historical portion of the listed building as shown on planning application number 2021/0814 at New Inn, Biggar Village, Barrow-in-Furness.

The results of consultations were reported.

Mr Chris Bugler (Agent) had attended the meeting and addressed the Committee.

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

RESOLVED:- It was agreed that:-

(A) Planning permission (2021/0813) be refused for the following reasons:-

1. The proposal, by virtue of the countryside location outside of any recognised settlement or development cordon and adjacent to areas at risk of flooding, would fail to support a pattern of development which is balanced in favour of sustainability, increasing dependence upon private motor vehicles due to the lack of alternative public transportation or safe pedestrian accessibility to the nearest settlements and services. This is considered to be contrary to the aims of both the Barrow-in-Furness Local Plan 2016-2031 Policies I4, H5 and H7, and the NPPF;
2. The significance of the building or Conservation Area has not been fully assessed or the impact of elements of the proposal on that significance. Approval of the proposal would be contrary to Policy HE2 of the Barrow-in-Furness Local Plan 2016-2031;
3. By virtue of the non-traditional design features, an excessive number of openings and the loss of the simple barn like character the alterations to the building are considered to be incongruous and overly dominant, resulting in less than substantial harm to the wider building and by extension, the defined character and appearance of the Conservation Area. It is considered there are no wider public benefits which would outweigh that harm, nor would the sub-division secure an optimum use of the already occupied residential building. The development therefore conflicts with policies HE1, HE4 and H7 of the Barrow-in-Furness Local Plan 2016-2031; and

(B) Listed Building Consent (2021/0814) be refused for the following reasons:-

1. By virtue of the non-traditional design features and loss of the simple barn like character the alterations to the building are considered to be incongruous and overly dominant, resulting in less than substantial harm to the setting of the wider building and by extension, the defined character and appearance of the Conservation Area. It is considered there are no wider public benefits which would outweigh that harm, nor would the sub-division secure an optimum use of the already occupied residential building. The development therefore conflicts with Policy HE1 and Policy HE3 of the Barrow-in-Furness Local Plan 2016-2031; and
2. The significance of the building has not been fully assessed or the impact of elements of the proposal on that significance. No clear and convincing evidence, as required by paragraph 202 of the NPPF, has been submitted to justify the proposals in terms of public benefit or in securing an optimum viable use of the building. Approval of the proposal would be contrary to Local Plan Policy HE2.

The meeting closed at 2.57 pm.