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The Minutes in this Volume were produced by the Democratic Services Department; Jon Huck, Sharron Rushton and Paula Westwood.

BOROUGH OF BARROW-IN-FURNESS

THE ANNUAL MEETING OF THE COUNCIL of this Borough was held at the Town Hall, Barrow-in-Furness at 2.00 p.m. on Tuesday the 16th day of May, 2017 to take into consideration and determine upon the following subjects, namely: -

- 1 - TO ELECT THE CHAIRMAN AND MAYOR FOR THE ENSUING YEAR.
- 2 - TO ELECT THE VICE-CHAIRMAN AND DEPUTY MAYOR FOR THE ENSUING YEAR.
- 3 - (A) VOTE OF THANKS TO THE EX-CHAIRMAN AND MAYOR AND RETIRING MAYORESS.

(B) PRESENTATION OF FORMER MAYOR'S MEDAL.
- 4 - DECLARATIONS OF INTEREST.
- 5 - TO CONFIRM THE MINUTES OF THE COUNCIL MEETING HELD ON 21ST MARCH, 2017.
- 6 - APOLOGIES FOR ABSENCE.
- 7 - TO RECEIVE ANY ANNOUNCEMENTS FROM THE CHAIRMAN AND/OR HEAD OF THE PAID SERVICE.
- 8 - TO ELECT THE LEADER OF THE COUNCIL.
- 9 - TO RECEIVE A REPORT FROM THE MONITORING OFFICER.
- 10 - TO APPOINT THE FOLLOWING COMMITTEES:
 - (1) Executive
 - (2) Planning
 - (3) Licensing
 - (4) Licensing Regulatory
 - (5) Overview and Scrutiny
 - (6) Audit
- 11 - TO AGREE THE TERMS OF REFERENCE OF THE ABOVE COMMITTEES, THE SCHEME OF DELEGATION FOR COMMITTEES AND OFFICERS.
- 12 - TO FIX THE DATE AND TIME OF THE ANNUAL MEETING OF THE COUNCIL IN 2018 AND

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CERTAIN OTHER DATES FOR COUNCIL AND
COMMITTEE MEETINGS IN 2017/2018.

- 13 - TO RECEIVE A REPORT FROM THE EXECUTIVE DIRECTOR ON A REVIEW OF THE REPRESENTATION OF THE DIFFERENT POLITICAL GROUPS OF THE COUNCIL ON COMMITTEES AND DECIDE:
- (i) The size of Committees
 - (ii) The allocation of seats and substitute seats to political groups, and
 - (iii) Delegate to Committees the power to make appointments to outside bodies appropriate to their terms of reference.
- 14 - TO RECEIVE NOMINATIONS AND APPOINT COUNCILLORS (AND SUBSTITUTES) TO SERVE ON COMMITTEES.
- 15 - TO APPOINT THE CHAIRMEN AND VICE-CHAIRMEN OF COMMITTEES.
- 16 - TO APPOINT THE CHAIRMAN AND MEMBERS OF THE HOUSING MANAGEMENT FORUM.
- 17 - TO APPOINT THE FOLLOWING OFFICIAL SPOKESPERSONS:-
- Children and Young People
 - Economic Development/Regeneration
 - Environment and Planning
 - Equalities and Diversity
 - Health and Safety
 - Health and Well-being
 - Housing
 - Human Resources
 - Leisure and Tourism
 - Licensing and Environmental Health
 - Media
 - Community Development
 - Sport
 - Wildlife, Heritage and Culture
- 18 - TO ORDER THE COMMON SEAL TO BE AFFIXED TO DOCUMENTS.

PRESENT:- Councillor Husband (Mayor in the Chair) and Councillors Barlow, Biggins, Blezard, Brook, Burns, Callister, Cassidy, Derbyshire, Hamilton, Harkin, Heath, Johnston, R. McClure, W. McClure, McEwan, Murphy, Murray, Pemberton,

Pidduck, Proffitt, D. Roberts, L. Roberts, Seward, Sweeney, C. Thomson, M. A. Thomson, Thurlow, Wall and Williams.

Officers Present:- Phil Huck (Executive Director), Susan Roberts (Director of Resources), Jon Huck (Democratic Services Manager and Monitoring Officer), Sharron Rushton (Democratic Services Officer), Sandra Kemsley (Democratic Services Officer) and Katie Pepper (Democratic and Electoral Services Apprentice).

The meeting was opened with prayers by the Council's Chaplain.

1 – Election of Chairman and Mayor for 2017/2018

The Chairman invited nominations for the Office of Chairman and Mayor for the ensuing year.

The nomination of Councillor Mr Anthony Callister was moved by Councillor Barlow and seconded by Councillor Husband.

There being no further nominations, a vote was taken and Councillor Mr Anthony Callister was declared elected.

RESOLVED:- That Mr Anthony Callister being a Councillor of this Borough, be and hereby is elected Chairman and Mayor of this Borough for the ensuing year.

Councillor Mr Anthony Callister having made and subscribed to the Declaration of Acceptance of Office, as required by law, took upon himself the Office of Chairman and Mayor.

Councillor Callister placed on record his thanks to fellow Members for his opportunity to have the honour and privilege to serve as Mayor of Barrow-in-Furness Borough Council.

COUNCILLOR MR ANTHONY CALLISTER (MAYOR) IN THE CHAIR

2 – Election of Vice-Chairman and Deputy Mayor for 2017/2018

The Mayor invited nominations for the Office of Vice-Chairman and Deputy Mayor for the ensuing year.

The nomination of Councillor Bill McEwan was moved by Councillor Hamilton and seconded by Councillor C. Thomson.

There being no further nominations, a vote was taken and Councillor Bill McEwan was declared elected.

RESOLVED:- That Mr Bill McEwan being a Councillor of this Borough, be and hereby is elected Vice-Chairman and Deputy Mayor of this Borough for the ensuing year.

Councillor Bill McEwan having made and subscribed to the Declaration of Acceptance of Office, as required by law, took upon himself the Office of Vice-Chairman and Deputy Mayor.

3 – Vote of Thanks to Ex-Chairman, Mayor, Retiring Consort and Mayoress

It was moved by Councillor Pidduck, and

RESOLVED:- That the appreciation of this Council be tendered to Councillor Mrs Anita Gwendoline Husband, and her Mayoress, Lisa Cassley, and her Consort, Councillor Colin Thomson for the able and efficient manner in which they had carried out their duties as Chairman and Mayor and Mayoress and Consort respectively during the past year.

Councillor Mrs Anita Gwendoline Husband, ex-Chairman and Mayor placed on record her thanks and appreciation to her colleagues and made a short speech.

4 – Presentation of Former Mayor's Medal

The Mayor presented the former Mayor's Medal on behalf of the Borough Council to Councillor Mrs Anita Gwendoline Husband in recognition of the duties she had carried out on behalf of the Borough as Mayor during 2016/2017.

5 – Declarations of Interest

No declarations of interest had been received.

6 – Minutes

The Minutes of the meeting of the Council held on 21st March, 2017 were taken as read and confirmed.

7 – Apologies for Absence

Apologies for absence were received from Councillors Biggins, Cassells, Gawne, Gill, McLeavy and Preston.

8 – To receive any Announcements from the Chairman and/or Head of Paid Service

Councillor Pidduck had great pleasure in announcing that following the successful assessment, the Council had retained the Charter Level 1 Award for Elected Member Development. He congratulated the Officers involved.

9 – Election of The Leader of the Council for 2017/2018

The Mayor invited nominations for the Office of Leader of the Council for the ensuing year.

The nomination of Councillor David Pidduck was moved by Councillor Burns and seconded by Councillor Derbyshire.

There being no further nominations, a vote was taken, and Councillor David Pidduck was declared elected.

RESOLVED:- That David Pidduck, being a Councillor of this Borough, be and hereby is elected Leader of the Council for the ensuing year.

10 – Constitution

The Monitoring Officer reported that he may make minor changes to the Constitution which did not have a material effect on the operation of the document.

A minor change had been made to Article 2 – Members of the Council with the deletion of item 2.03 (g).

“The Deputy Leader of the Council will act as Vice-Chairman of the Executive Committee”.

It was moved by Councillor Pidduck and seconded by Councillor M. A. Thomson that the change to the Council’s Constitution be agreed.

RESOLVED:- That the change to the Constitution be agreed.

11 – Appointment of Standing Committees

It was moved by Councillor Pidduck and seconded by Councillor M. A. Thomson that the Council appointed the Committees listed on the Council Summons for 2017/2018.

RESOLVED:- That the following Committees be appointed for 2017/2018, namely:-

- (1) Executive
- (2) Planning
- (3) Licensing
- (4) Licensing Regulatory
- (5) Overview and Scrutiny
- (6) Audit

12 – Terms of Reference of Committees and Scheme of Delegation for Committees and Officers

It was moved by Councillor Pidduck and seconded by Councillor M. A. Thomson that the Council agree the Terms of Reference and the Scheme of Delegation for Committees and Officers as set out in Part 3 of the Council’s Constitution.

RESOLVED:- That the Scheme of Delegation for Committees and Officers as set out in the Council’s Constitution be agreed.

13 – Annual Meeting of the Council in 2018 and Certain Other Dates for Council and Committee Meetings in 2017/2018

It was moved by Councillor Pidduck and seconded by Councillor M. A. Thomson that the recommendations in the Executive Director’s report dealing with the date and time of the Annual Council meeting in 2018, the dates for the ordinary meetings of the Council and the programme of meetings for Committees and the Housing Management Forum for 2017/2018 be agreed.

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16th May, 2017**

RESOLVED:- (i) That the Annual Council meeting in 2018 be held on Tuesday 15th May, 2018 at 2.00 p.m.

(ii) That the Council meet on the following Tuesdays in 2017/2018 at 5.30 p.m. namely:-

18th July, 10th October, 2017 and 23rd January, 1st March, (Budget Council) and 20th March 2018

(iii) That the Executive Committee meet on the following Wednesdays at 2.00 p.m. in 2017/2018 namely:-

17th May, 28th June, 26th July, 6th September, 18th October and 29th November, 2017 and 7th February and 7th March, 2018.

(iv) That the Planning Committee meet on the following Tuesdays at 2.30 p.m. in 2017/2018 namely:-

23rd May, 13th June, 11th July, 15th August, 5th September, 3rd October, 7th November and 5th December, 2017 and 16th January, 6th February, 6th March and 27th March and 24th April, 2018.

(v) That the Licensing Regulatory Committee meet on the following Thursdays at 2.00 p.m. in 2017/2018 with the Licensing Committee meeting on rising of the Licensing Regulatory Committee as follows:-

18th May, 29th June, 20th July, 7th September, 5th October, 9th November and 7th December, 2017 and 25th January and 8th March, 2018.

(vi) That the Overview and Scrutiny Committee meet on the following Thursdays (except where indicated) at 2.00 p.m. in 2017/2018 namely:-

1st June, 13th July, 13th September, 26th October and 6th December, 2017 and 1st February and 14th March (Wednesday), 2018.

(vii) That the Audit Committee meet on the following Thursdays at 2.00 p.m. in 2017/2018 namely:-

27th July, 21st September and 14th December, 2017 and 22nd March, 2018.

(viii) That the Housing Management Forum meet on the following Thursdays at 2.00 p.m. in 2017/2018 namely:-

15th June, 14th September and 2nd November, 2017 and 18th January and 15th March, 2018.

14 – Review of the Representation of Political Groups on Committees

The Executive Director reported that Section 15 of the Local Government Act 1989 placed a duty on the Local Authority at its Annual Meeting (or as soon as practicable

after the meeting) to review the representation of the different Political Groups on the Council. In performing that function, the Council was required to determine the allocation to different political groups of the seats which fell to be filled by appointments and in making such determinations to give effect, so far as reasonably practicable, to the following principles:-

1. That not all the seats on the body were allocated to the same political group.
2. That the majority of the seats on the body was allocated to a particular political group if the number of members belonging to that group was a majority of the Authority's membership.
3. Subject to Nos. (1) and (2) above, that the number of seats on the ordinary Committees of the Authority which were allocated to each political group bears the same proportion to the total of all seats on the ordinary Committees of that Authority as was borne by the number of Members of that group to the membership of that Authority;
4. Subject to Nos. (1) and (3) above, that the number of the seats on the body which were allocated to each political group bears the same proportion to the number of all the seats on that body as was borne by the number of Members of the group to the membership of the Authority; and
5. The number of seats held on the Council by each group is:-

Labour Group	26
Conservative Group	9
Independent	1

The relevant Regulations require that so far as is reasonable the proportion of the total seats on Committees and on individual Committees held by the Political Groups bear the same proportion to their seats on the Council.

The Executive Director submitted as an appendix to his report, the recommended allocation of seats on Committees and Sub-Committees and requested Members to note the following:-

1. The number of seats on the Executive, Licensing, Licensing Regulatory, Planning and Overview and Scrutiny Committee have been set at twelve.
2. The Council's Constitution provided that –
 - (a) Members of the Executive Committee shall not be eligible to be members of the Planning Committee and vice-versa.
 - (b) One Executive Committee member from each political group may be appointed to the Overview and Scrutiny Committee subject to the proportionality rules. All other Councillors qualify to sit on the Committees and any Sub-Committee established.
3. The number of Councillors on the Housing Management Forum had been set at eight.

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4. The number of Councillors on the Audit Committee had been set at six.

The recommended seat allocations in respect of those Outside Bodies to which the proportionality rules had been applied and in respect of Forums, Working Groups and Panels had been attached as an appendix to the Executive Director's report.

It had been recommended that the Council delegated to Committees the power to make appointments to Outside Bodies etc. appropriate to their terms of reference.

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

RESOLVED:-

(i) That the size of Committees and the allocation of seats and substitute seats in accordance with the details below be agreed:-

<u>Committee</u>	<u>Labour</u>	<u>Conservative</u>	<u>Total Seats</u>
Executive	9	3	12
Planning	9	3	12
Licensing Regulatory	9	3	12
Licensing	9	3	12
Overview and Scrutiny	9	3	12
Audit	4	2	6
Total Seat	---	---	---
Allocation	49	17	66
	---	---	---
		Labour	(48)49
		Conservative	17

Under this option the Labour Group need to lose one seat from either the Executive, Planning, Licensing or Licensing Regulatory, O&S or Audit Committees which would satisfy the statutory political balance rules. The Council would need to decide which.

An Independent Member is not part of a political group and has no legal entitlement to a seat on a Committee. If the Council wished to allocate the one residual seat then this would be a resolution of Council against wish no Member votes. If that was not possible the seat would remain unallocated.

<u>Sub-Committees</u>	<u>Labour</u>	<u>Conservative</u>	<u>Total Seats</u>
Licensing	2	1	3
Total Seat	--	--	---
Allocation	2	1	3
	--	--	---

- (ii) To agree the allocation of seats on Outside Bodies, the number of seats and allocations in respect of Forums, Panels, Workings Groups etc. in accordance with details shown as an appendix to the Executive Director's report (with the exception of Housing Management Forum) delegate to the appropriate Committees the power to make the necessary appointments.

15 – Nominations and Appointment of Councillors (and Substitutes) to Serve on Committees and Sub-Committees

It was moved by Councillor Pidduck and seconded by Councillor Sweeney that Councillors be appointed to serve as ordinary and substitute Members of Committees and Sub-Committees in accordance with the nominations made by the Political Groups as shown on the scheduled table.

RESOLVED:- That the Members and Substitute Members for each of the Committees and Sub-Committees as notified by the respective Groups in accordance with the seat allocations be agreed as follows:-

EXECUTIVE COMMITTEE

Councillors Barlow, Biggins, Brook, Cassells, Hamilton, R. McClure, Maddox, Pemberton, Pidduck, D. Roberts, Sweeney and Williams.

Substitute Members

Conservative – Councillors Gill, W. McClure and McLeavy.

Labour – Councillors Burns, Cassidy, Derbyshire, Husband, McEwan, L. Roberts, C. Thomson, M. A. Thomson and Wall.

PLANNING COMMITTEE

Councillors Blezard, Derbyshire, Gawne, Husband, McEwan, McLeavy, Murphy, Murray, Seward, C. Thomson, M. A. Thomson and Thurlow.

Substitute Members

Conservative – Councillors Gill, R. McClure and D. Roberts.

Labour – Councillors Biggins, Burns, Cassidy, Hamilton, Pidduck, Preston, L. Roberts, Sweeney and Williams.

LICENSING COMMITTEE

Councillors Barlow, Biggins, Callister, Cassells, Derbyshire, Gill, Heath, W. McClure, Proffitt, L. Roberts, Seward and Wall.

Substitute Members

Conservative – Councillors McLeavy, Pemberton and D. Roberts.

Labour – Councillors Cassidy, Husband, Johnston, Murphy, Sweeney, C. Thomson, M. A. Thomson, Thurlow and Williams.

LICENSING REGULATORY COMMITTEE

Councillors Barlow, Biggins, Callister, Cassells, Derbyshire, Gill, Heath, W. McClure, Proffitt, L. Roberts, Seward and Wall.

Substitute Members

Conservative – Councillors McLeavy, Pemberton and D. Roberts.

Labour – Councillors Cassidy, Husband, Johnston, Murphy, Sweeney, C. Thomson, M. A. Thomson, Thurlow and Williams.

AUDIT COMMITTEE

Councillors Blezard, Burns, Callister, Gawne, Murray and Seward.

Substitute Members

Conservative – Councillors W. McClure and D. Roberts.

Labour – Councillors Barlow, Cassidy, Sweeney and Wall.

OVERVIEW AND SCRUTINY COMMITTEE

Councillors Cassidy, Gill, Heath, Husband, McLeavy, Preston, Proffitt, C. Thomson, M. A. Thomson, Wall and Williams.

Substitute Members

Conservative – Councillors Gawne, R. McClure and Pemberton.

Labour – Councillors Barlow, Burns, Brook, Cassells, Pidduck, Seward, Sweeney and Thurlow.

LICENSING SUB-COMMITTEE

Councillors Callister, W. McClure and Seward.

Substitute Members

Conservative – Councillors Gill and Heath.

Labour – Councillors Barlow, Biggins, Cassells, Derbyshire, Proffitt, L. Roberts and Wall.

16 – Appointment of Chairmen and Vice Chairmen of Committees

It was moved by Councillor Pidduck and seconded by Councillor Sweeney that the Chairman and Vice-Chairman of Committees be appointed in accordance with the nominations made by the political groups as shown on the schedule which had been circulated at the meeting.

RESOLVED:- That the Chairmen and Vice-Chairmen of the under-mentioned Committees be as follows:-

Executive Committee – Chairman, Councillor Pidduck and Vice-Chairman, Councillor Sweeney.

Planning Committee – Chairman, Councillor M. A. Thomson and Vice-Chairman, Councillor C. Thomson.

Licensing Committee – Chairman, Councillor Callister and Vice-Chairman, Councillor Seward.

Licensing Regulatory Committee – Chairman, Councillor Callister and Vice-Chairman, Councillor Seward.

Overview and Scrutiny Committee – Chairman, Councillor Heath and Vice-Chairman, Councillor Cassidy.

Audit Committee – Chairman, Councillor Burns and Vice-Chairman, Councillor Seward.

17 – Appointment of Chairman and Members of the Housing Management Forum

- (a) It was moved by Councillor Pidduck and seconded by Councillor M. A. Thomson that Councillor Hamilton be nominated as the Council's Chairman of the Housing Management Forum.

RESOLVED:- That Councillor Hamilton be appointed the Council's Chairman of the Housing Management Forum for 2017/2018.

- (b) It was moved by Councillor Pidduck and seconded by Councillor M. A. Thomson that the Members appointed to the Housing Management Forum be those shown on the schedule which had been circulated at the meeting.

RESOLVED:- That the Council Members appointed to the Housing Management Forum be Councillors Barlow, Blezard, Brook, Hamilton, Heath, McEwan, Thurlow and Williams. (Labour 7: Conservative 1).

18 – Appointment of Official Spokespersons

It was moved by Councillor Pidduck and seconded by Councillor M. A. Thomson that the following official spokespersons be appointed:-

Children and Young People – Councillors Preston and Brook
Economic Development/Regeneration – Councillor Pidduck
Environment and Planning – Councillor M. A. Thomson
Equalities and Diversity – Councillor Sweeney
Health and Safety – Councillor Barlow
Health and Well-being – Councillor Cassells
Housing – Councillor Hamilton
Human Resources – Councillor Pidduck
Leisure and Tourism – Councillor Murphy
Licensing and Environmental Health – Councillor Callister
Media – Councillor Cassidy

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Community Development – Councillor Brook
Sport – Councillor Callister
Wildlife, Heritage and Culture – Councillor Wall

RESOLVED:- That the following spokespersons be appointed for the services indicated:-

1. Children and Young People – Councillors Preston and Brook
2. Economic Development/Regeneration – Councillor Pidduck
3. Environment and Planning – Councillor M. A. Thomson
4. Equalities and Diversity – Councillor Sweeney
5. Health and Safety – Councillor Barlow
6. Health and Well-being – Councillor Cassells
7. Housing – Councillor Hamilton
8. Human Resources – Councillor Pidduck
9. Leisure and Tourism – Councillor Murphy
10. Licensing and Environmental Health – Councillor Callister
11. Media – Councillor Cassidy
12. Community Development – Councillor Brook
13. Sport – Councillor Callister
14. Wildlife, Heritage and Culture – Councillor Wall

19 – Common Seal

RESOLVED:- That the Council authorises the affixing of its Common Seal to any documents to give effect to the Minutes and proceedings of the Committees submitted to or approved by this meeting and any other matters dealt with at this meeting.

The meeting closed at 2.36 p.m.

EXECUTIVE COMMITTEE

Meeting: Wednesday 17th May, 2017
at 2.00 p.m.

PRESENT:- Councillors Pidduck (Chairman), Sweeney (Vice-Chairman), Barlow, Biggins, Cassells (Items 1 to 8 only), Hamilton, R. McClure, McEwan, Maddox, Pemberton and D. Roberts.

Also Present:- Phil Huck (Executive Director), Sue Roberts (Director of Resources) and Jon Huck (Democratic Services Manager and Monitoring Officer).

1 – Declarations of Interest

Councillor Maddox declared an Other Registrable Interest in Agenda Item No. 8 – Pre-Submission Draft Local Plan (Minute No. 5) as she is a Member of Dalton with Newton Town Council.

2 – Apologies for Absence

An apology for absence was received from Councillor Williams.

Councillor McEwan substituted for Councillor Williams for this meeting only.

3 – Minutes

The Minutes of the meeting held on 8th March, 2017 were agreed as a correct record.

4 – Appointments on Outside Bodies, Panels, Working Groups etc.

The Executive Director reminded the Committee that at the Annual meeting on 16th May, 2017 the allocation of seats in respect of Forums, Panels, Working Groups etc. and certain Outside Bodies had been considered by Council.

Council had been asked to recommend with the exception of the Housing Management Forum the allocation of seats on Outside Bodies, Forums, Panels, Working Groups etc. be delegated to the appropriate Committees to make the necessary appointments.

Group Leaders had supplied details of the recommended appointments for confirmation by the Committee.

Referring to the Appointment to the Billincoat Charity Trust, Members had been appointed for a period of four years (until May 2019), and therefore, no nominations were requested.

RESOLVED:- (i) To approve the under-mentioned Outside Bodies in accordance with Notional Seat Allocations; and

**Executive Committee
17th May, 2017**

(ii) To agree the under-mentioned appointments to Outside Bodies, Forums, Panels and Working Groups:-

REPRESENTATIVES ON OUTSIDE BODIES, ETC. 2017/2018

- (1) AIR TRAINING CORPS (NO. 128 SQUADRON)
The Mayor
- (2) ASKAM AND IRELETH COMMUNITY CENTRE MANAGEMENT COMMITTEE
Councillors Blezard, Heath, Murray and Thurlow
- (3) BAE SYSTEMS MARINE LTD LOCAL LIAISON COMMITTEE
Councillors Cassidy, Johnston and Sweeney
- (4) BARROW AND DISTRICT COMMUNITY ACTION SAFETY GROUP
Councillors Biggins and Proffitt
- (5) BARROW CHILDREN'S CENTRES ADVISORY GROUP
Councillor Brook
- (6) BARROW HEALTH AND WELLBEING FORUM
Councillors Brook, W. McClure and Sweeney
- (7) BARROW-IN-FURNESS SEA CADET CORPS COMMITTEE
The Mayor
Substitute:- Deputy Mayor
- (8) BARROW WASTEWATER TREATMENT WORKS LOCAL FORUM
Councillors Cassells, R. McClure and Wall
- (9) BILLINCOAT CHARITY TRUST (4 year appointment until May 2019)
Councillors Blezard, Harkin, Heath, Maddox, Murray and Thurlow
- (10) BUCCLEUCH HALL MANAGEMENT COMMITTEE
Councillor Heath
- (11) CENTRICA LIAISON COMMITTEE
Councillors Johnston, Murphy and Proffitt
- (12) CHILDREN'S AND YOUNG PEOPLE'S WORKING GROUP
Councillors Brook and Proffitt
- (13) CITIZENS' ADVICE BUREAU TRUSTEE BOARD
Councillor Barlow and Cassells
- (14) CUMBRIA ALCOHOL AND DRUG ADVISORY SERVICE BOARD
The Mayor
- (15) CUMBRIA HOUSING EXECUTIVE GROUP

- Councillor Hamilton
- (16) CUMBRIA PENSIONS FORUM
Councillor Proffitt
 - (17) CUMBRIA STRATEGIC WASTE PARTNERSHIP
Councillor M. A. Thomson
 - (18) DALTON COMMUNITY ASSOCIATION
Councillor Thurlow
 - (19) DUDDON ESTUARY PARTNERSHIP
Councillor Biggins and Murphy
 - (20) FURNESS ABBEY FELLOWSHIP
Councillor Wall
 - (21) FURNESS LINE COMMUNITY RAIL PARTNERSHIP
Councillor Sweeney
 - (22) FURNESS MARITIME TRUST
Council of Trustees: - Councillors Cassidy, Murphy, C. Thomson and Wall
plus the Executive Director and Director of Resources
 - (23) HEALTH AND WELLBEING SCRUTINY COMMITTEE
Councillor Cassells
Substitute: Councillor Cassidy
 - (24) INTERNATIONAL NUCLEAR SERVICES LIMITED: RAMSDEN
DOCK TERMINAL STAKEHOLDER GROUP
Councillors Biggins, Johnston, Pidduck and Proffitt
 - (25) JOINT RURAL COMMITTEE
Councillors Maddox and Thurlow
 - (26) KEEPING OUR FUTURE AFLOAT
Councillor Pidduck
 - (27) LAKES WORLD HERITAGE SITE STEERING GROUP
Councillor Murphy
 - (28) LIBERATA PARTNERSHIP BOARD
Councillors Barlow, Roberts and Sweeney
 - (29) LOCAL GOVERNMENT ASSOCIATION: GENERAL ASSEMBLY
Councillor Pidduck
 - (30) LOCAL GOVERNMENT ASSOCIATION NUCLEAR ISSUES SPECIAL
INTEREST GROUP
Councillor Sweeney

**Executive Committee
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Substitute: Councillor Pidduck

- (31) NORTH WEST OF ENGLAND AND THE ISLE OF MAN RESERVE
FORCES CADETS ASSOCIATION
Councillor McEwan
- (32) NORTH WESTERN LOCAL AUTHORITIES' EMPLOYERS'
ORGANISATION
Councillor Brook
- (33) SOUTH CUMBRIA COMMUNITY SAFETY PARTNERSHIP
Councillors Pidduck and Sweeney.

OUTSIDE BODIES AGREED BY COUNCIL

Allotments Liaison Committee (9 seats - 7:2)

Councillors Barlow, Gawne, Heath, Husband, Johnston, Murphy, C. Thomson and Thurlow plus one vacancy

Barrow Local Committee – Highways Advisory Group (3 seats – 2:1)

Councillors Barlow, Brook and D. Roberts

Barrow Borough Sports Council (3 seats – 2:1)

Councillors Barlow, Callister and Pemberton

Wildlife and Heritage Advisory Committee (9 seats – 7:2)

Councillors Barlow, Cassells, Gawne, Gill, Johnston, Murphy, M. A. Thomson, Thurlow and Wall.

MEMBERSHIP OF FORUMS, PANELS, WORKING GROUPS ETC. 2017/2018

EXECUTIVE COMMITTEE

Appeals Panel

4 Members selected by Executive Director in accordance with proportionality rules

Barrow Market Liaison Committee (3:1)

Councillors Barlow, Burns, Gawne and Pidduck

Constitution Working Group (3:1)

Councillors Brook, Pidduck, Roberts and Sweeney

Cumbria Local Nature Partnership Board (1:0)

Councillor Wall

Cumbria Police and Crime Panel (1:0)

Councillor Hamilton

Early Retirement/Voluntary Redundancy Panel (3:1)

Councillors McLeavy, Pidduck, Sweeney and M. A. Thomson

Grading Appeals Panel (3:1)

Selection of four Councillors from the following:-

Councillors Barlow, R. McClure, Pemberton, Pidduck, Sweeney and M. A. Thomson

Health and Safety Management Board (4:1)

Councillors Barlow, Pidduck, Proffitt, D. Roberts and C. Thomson

Medical Assessment/Housing Applications Appeals Panel

3 Members selected by Executive Director in accordance with proportionality rules

Member Training Working Group (3:1)

Councillors Brook, Derbyshire, Gill and Pidduck

Planning Policy Working Group (4:2)

(Two Members Executive Committee and four Members Planning Committee)

Labour – Councillors Pidduck, Sweeney, C. Thomson and M. A. Thomson

Conservative – Councillor Gawne and McLeavy

Private Rented Accommodation Group (Accredited Letting Scheme and Proposed Licensing)

3 Members selected by Executive Director in accordance with proportionality rules

Renovation Grants Panel (3:1)

To be appointed for 2017/18 in accordance with proportionality rules

Review Board – Housing Register/Homeless Applicants

3 Members selected by Executive Director in accordance with proportionality rules

5 – Pre-Submission Draft Local Plan

The Committee considered a detailed report regarding the Pre-Submission Draft Barrow Borough Local Plan.

The Committee was informed that the Pre-Submission Draft Barrow Borough Local Plan was now at a stage where the Council considered it was the final version of the Plan and was ready for submission to the Secretary of State for independent examination. In line with the guidance set out in the National Planning Policy Framework the Plan was considered 'sound' in that it was positively prepared, justified, effective and consistent with national policy.

The Plan would now be subjected to a six week public consultation to invite comments from consultees on whether they agreed that the Plan was sound. Any comments received would then be sent on to the Planning Inspectorate along with the Draft Plan and Proposals Map, Sustainability Appraisal and other supporting evidence. An independent Inspector would then be appointed to hold an examination in public to examine the document and to make any minor amendments in order that it be found sound and adopted by the Council.

The Committee was informed that the site boundary shown in Appendix H of Appendix 1 was incorrect and the Senior Planning Officer requested that the correct boundary be included in the Pre-Submission Draft Local Plan March 2017.

A copy of the Plan was considered and the Proposals Map and Sustainability Appraisal were available on the Councils website and in the Members Room.

Immediately after the vote was taken Councillor Maddox requested that it be recorded in the Minutes that she abstained from voting.

RESOLVED:-

1. To agree that the content of the Pre-submission Draft Local Plan as amended be approved for consultation in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012;
2. To agree that delegated authority be granted to the Executive Director to make any minor editorial and technical amendments to the Plan prior to submission, where they do not materially affect its content;
3. To agree that delegated authority be granted to the Executive Director to then proceed with submitting the Draft Local Plan to the Secretary of State for independent examination in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, to request that an Inspector be appointed to examine the Draft Plan, and to agree any minor amendments as necessary to make the Plan sound; and

4. To agree that once published for consultation the Pre-submission Draft Local Plan could be given weight as a material consideration when undertaking decision making on planning applications in accordance with paragraph 216 of the NPPF.

6 – Expressions of Interest in Running Leisure Services

Members were reminded that Council Policy, as part of the 2016-2020 Budget Strategy was to outsource The Forum and Park Leisure Centre and the background work required to implement that was well underway.

Sections 81-86 inclusive of the Localism Act, 2011 – ‘The Community Right to Challenge’ gave groups, including local authority employees the right to express an interest in taking over the running of a local authority service. Where the right was exercised the Local Authority must consider and respond to the expression of interest and where it was accepted, run a procurement exercise for the service in which the challenging organisation could bid.

The Council’s position in relation to S81-86 was somewhat unusual in that the consequence of the Community Right to Challenge was to require that a procurement exercise be undertaken when the Council had already agreed that would be the case. To date, no Expressions of Interest in running either the Park Leisure Centre or The Forum (or both) had been received.

In order to conduct an orderly procurement process, the Localism Act, 2011 and its accompanying regulations, gave Councils the opportunity to set deadlines for receipt of Expressions of Interest beyond which they would not be accepted. That allowed Councils and others to be clear about the specification of services.

Council needed clarity on the lots that would be available to tenderers well in advance of the formal tendering process and that a deadline for receipt of Expressions of Interest for both the Park Leisure Centre and The Forum under Sections 81-86 of the Localism Act be set.

RESOLVED:- To agree the deadline of Friday 16th June, 2017 be set for receipt of Expressions of Interest under Sections 81-86 of the Localism Act, 2011 in respect of services provided by The Forum and Park Leisure Centre.

7 – Risk Management

The Executive Director informed the Committee that he had reviewed and had identified key corporate and operational risks for the Council and had circulated them to Management Board Members for approval. The updated risk registers had reflected Management Board’s assessment of significant risks to the Council.

The Corporate Risk Management Register had been reviewed and the following changes had been made:

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Corporate Risk 1 – 2017/1 (Impact of legislative changes on HRA income). The Potential Impact had been updated to reflect the increased number of “Right to Buy” applications.

Corporate Risk 2 – 2017/1 (Future stability and sustainability of the Council). Had been amended to reflect the increase in projected deficit due to the anticipated reduction in New Homes Bonus. The mitigating action had been revised to reflect alignment with the Council’s plan.

Corporate Risk 4 – 2017/1 (Levels of sickness worsen). There had been an addition to the mitigating actions which recognised the contribution the measures introduced in 2016/17 had made to reducing sickness levels. That would be further monitored before reviewing the risk score.

Corporate Risk 5 – 2017/1 (Impact of welfare reform changes). The Potential Impact had been amended to reflect the increased impact on the Housing Revenue Account. The Mitigating action had been amended to recognise the on-going financial contribution to external bodies to help support residents.

Corporate Risk 6 – 2017/1 (Delivery of the water front regeneration programme). The Mitigating Action had been updated to reflect current progress.

Corporate Risk 7 – 2017/1 (Maintain H&S arrangements). The Mitigating Action had been updated to reflect the proposed, improved inspection regime for properties.

Corporate Risk 9 – 2017/1 (Information Technology security breach). The Potential impact had been amended to reflect the increased vulnerability from aggressive phishing and use of malware. The Mitigating Action had been amended to reflect actions taken by IT Services.

The Corporate and Operational Risk Registers for 2017/18 were considered by the Committee.

The Operational Risk Register had been reviewed and one amendment had been made.

Operational Risk 1 2017/1 (Not having adequate staffing to deliver key services) had been amended to reflect agreed changes to leisure services.

RESOLVED:- To approve the Corporate and Operational Risk Registers for 2017/18.

The meeting closed at 3.30 p.m.

EXECUTIVE COMMITTEE

Meeting: Wednesday 28th June, 2017
at 2.00 p.m.

PRESENT:- Councillors Pidduck (Chairman), Barlow, Biggins, Brook, Hamilton (Items 1 to 18), R. McClure (Items 1 to 14) , Maddox, Pemberton, D. Roberts, L. Roberts and Williams.

Also Present:- Phil Huck (Executive Director), Sue Roberts (Director of Resources), Colin Garnett (Assistant Director - Housing) (Items 1 to 7 only), Jon Huck (Democratic Services Manager and Monitoring Officer) and Sandra Kemsley (Democratic Services Officer).

8 – The Local Government Act 1972 as amended by the Local Government (Access to Information) Act 1985 and Access to Information (Variation) Order 2006

Discussion arising hereon it was

RESOLVED:- That under Section 100A(4) of the Local Government Act 1972 the public and press be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 1 (Minute Nos. 18 and 32) of Part One of Schedule 12A of the said Act.

9 – Apologies for Absence

Apologies for absence were received from Councillors Cassells and Sweeney.

Councillor L. Roberts substituted for Councillor Cassells for this meeting only.

10 – Minutes

The Minutes of the meeting held on 17th May, 2017 were agreed as a correct record.

11 – Housing Management Forum: Recommendations

The recommendations of the Housing Management Forum held on 15th June, 2017 were submitted for consideration.

N.B. The Minutes are reproduced as **Appendix 1** to the Minutes of this meeting.

RESOLVED:- That the recommendations of the Housing Management Forum be agreed as follows:-

Appointment of Representatives to Working Groups etc.

That the Membership for 2017/2018 be as follows:-

Housing Service Review Working Group

Council Representatives (3:1) – Councillors Brook, Hamilton, McEwan and Heath.

Tenant Representative – Mr A McIntosh.

Tenant Scrutiny Working Group

Council Representatives (2:1) – Councillors Barlow, McEwan and Heath.

Tenant Representatives – Mrs M. Anderson, Mrs P. Charnley and Mr A. McIntosh.

Tenants' Complaints Panel

Council Representatives (1:0) – Councillor Hamilton.

Tenant Representatives – Mrs M Anderson and Mr A McIntosh.

Update: Syrian Resettlement Programme

1. To note the information contained in the report; and
2. To agree Officers be authorised to make flat-type properties available from its own stock and suspend the requirements of Choice Based Lettings for achieving that purpose.

Housing Management Performance Report 2016/17

1. To note the information contained in the report and appendix; and
2. To note Actions 1-3 for 2017/18 as follows:-

Action 1 – Reduce risk to HRA income by continuing to improve rent collection taking account of the 1% reduction in rent income and the uncertainty around the sale of high value properties and the impact that might have on revenue;

Action 2 – Improve monitoring of and management of void property; and

Action 3 – Progress the introduction of the new CX Software.

Housing Maintenance Investment Programme 2017/18

1. To agree to the following contractor appointments for the remaining period of the existing CHP/PPH framework (2017-2019):-
 - Central Heating Installations – AFM Gas (Direct selection procedure); and
 - Bathroom Installations – Wright Build (Direct selection procedure).
2. To agree that the following works be incorporated into the existing responsive repairs and void contract with Hughes Brothers:-
 - Major Void Improvements; and
 - Kitchen installations (to be completed when properties become vacant).

12 – Irrecoverable Debt Write Off

The Committee was informed that Cumbria Karting Limited had rented Unit 9 of James Freel Close, Barrow-in-Furness, from the Council from 1st August, 2010 to 27th January, 2016. The company had ceased trading and had resolved to voluntarily wind up on 27TH January, 2016. Council Officers had been actively pursuing property rent and property insurance owed, with arrangements in place following meetings with the company's financial advisors.

Once the resolution to wind up had been made, payments ceased; the creditor position being established by an appointed liquidator. The liquidator's summary of liabilities had showed an estimated total deficiency of £432,166. The liquidator's final meeting had been held, with no dividend payable to any unsecured creditors; that included the Council.

The irrecoverable debt amounted to £57,029.27, excluding VAT; £11,368.34 insurance premium and £45,660.93 property rent (annual rent £62,500.00 plus VAT).

Unit 9 James Freel Close was a property that had been established with Government funding and was part of the ring-fenced reserve that the Council had operated until 2016-2017. Prior to removing that ring-fence, the debts associated with Unit 9 had been set aside from the reserve so that there would be no impact on the General Fund. Approval for the write off was above the delegation assigned to the Director of Resources and Committee approval was requested. She reported that there was nothing further that could be done in terms of debt recovery.

RESOLVED:- To approve the write off of Cumbria Karting Limited's irrecoverable debt in the sum of £57,029.27.

13 – Domestic Abuse Grant

The Committee was informed that the Local Authorities in Cumbria had partnered together to submit a bid to support victims of domestic abuse and help prevent domestic abuse from happening; Carlisle City Council was the lead authority. The bid had been supported by the Cumbria Police and Crime Commissioner.

The bid had been successful and the Department for Communities and Local Government had awarded £729,877 over the next two years.

The funding would be used to support the Domestic Abuse Prevention model approach across the county, reflecting urban and diversified needs; practical assistance focussing on stable housing, risk reduction and safety; enhancing the current Independent Domestic Violence Advisors service; and to deliver specialist preventative training programmes and interventions.

The Council's allocation was £68,760 and would be focussed on funding a specialist support worker for domestic abuse. That would be delivered through working in partnership with Women's Community Matters, basing the new role within their staffing and passing on the funding.

RESOLVED:-

1. To note the successful bid; and
2. To endorse the partnership approach with Women's Community Matters for delivering the project.

14 – Catering Contract Extension

The Committee were reminded that the Council was preparing to outsource some Leisure Services, namely The Forum and the Park Leisure Centre. An important part of any future alternative service delivery would be the provision of Catering and Events Management and Associated Cleaning Services. The current provider of these services, Elior UK PLC, was coming to the end of a four year contract, (which had been awarded on a two years + two years basis). Elior UK PLC had indicated that they would be prepared to assist the Council by continuing to provide services on a rolling monthly basis until new arrangements were identified and implemented. That would provide continuity of service for users and would allow the Council to focus on the outsourcing process.

RESOLVED:- To agree that after the conclusion of the four year contract for Catering and Events Management and Associated Cleaning Services awarded to Elior UK PLC, the contract be extended on a rolling monthly basis until such time as the Leisure Services outsourcing exercise was concluded.

15 – Salt Marsh Caravan Park, Barrow-in-Furness

The Committee were informed that the Council owned one acre of land on Carr Lane, Walney.

The land was subject to a 37 year lease to Biggar Bank Caravan Association dated 1st March, 1977 to 28th February, 2014. The current rent was £4,000 per annum.

Biggar Bank Caravan Association had requested a new lease for a Caravan Park/Site on a term of 15 years from 1st July, 2017 at a rent of £10,000 per annum with a rent review in the 5th and 10th year of the lease. Other terms as per the existing agreement.

RESOLVED:- To authorise the Assistant Director (Regeneration and Built Environment) to renew the lease to the Biggar Bank Caravan Association on those terms as reported.

16 – Deaccessioning the figurehead of Emily Barratt

The Committee were informed that the Dock Museum had six boats in its collection and the Emily Barratt was on display. The boats were mostly acquired by the Furness Maritime Trust, who wanted to build a maritime museum in Barrow. The boats had been then acquired by the Council and the museum when the Furness Maritime Trust became insolvent in the early 1990s.

The proposal was to deaccession the figurehead of Emily Barratt. Emily Barratt was a schooner built in Millom and launched in 1913. She traded round the coasts of Britain, mainly carrying iron ore.

The boat had been purchased by the Furness Maritime Trust in 1988 with additional funds from the Tudor Trust and the Science Museum) from George Patterson at a cost of £28,000. She had been broken up in November 1998 (work completed on 13th November 1988) with just the figurehead and some associated objects retained in the Dock Museum's collection.

Millom Discovery Centre had received generous amounts of funding for redisplay and they were keen to update their iron ore and shipping section. They considered that the figurehead of Emily Barratt figurehead would come "home" by being transferred back to an organisation in Millom.

The Dock Museum had not displayed the figurehead since the boat had been broken up and was unlikely to in the near future. Not only did the Millom Discovery Centre want to display the object but they were confident that the figurehead could be conserved either this year or in 2018 (the conservation cost was likely to be about £4,000).

Whilst objects were donated to the Museum on the understanding that they would be looked after "forever", it was an important requirement of a museum to carry out periodic reviews of collections. Such reviews were encouraged by the Museums Association. Many major Museums, such as the National Maritime Museum, had carried out collections reviews and had deaccessioned objects (in their case many hundreds).

RESOLVED:- To agree that the figurehead of Emily Barratt be deaccessioned and removed from the Dock Museum's collection and transferred to the Millom Discovery Centre who wished to display it.

17 – Sale of 1-5 Lawson Street (with car park)

The Committee was informed that the Council had purchased 1-5 Lawson Street in March 2007.

The property had remained vacant and unused since purchase and was no-longer required by the Council. Recent interest by The Well, looking to establish a 'Recovery Hub' in the building had been withdrawn.

This Committee on 4th January, 2017 had resolved to proceed with the sale of 1-5 Lawson Street and six bids had now been received.

Details of the tenders received were considered by the Committee.

The successful bidder was looking to convert the former solicitor's offices with 12 one bedroom high end apartments and subject to planning approval, the provisional completion date was stated as spring 2018.

With reference to the sale of 1-5 Lawson Street the Commercial Estates Manager had reviewed the lease to Cumbria County Council (Craven House) and there was a clause that enabled the Council to terminate their occupation of the car parking to the rear of Lawson Street. The sale therefore included ten car parking spaces to the rear of the terraced property.

RESOLVED:- To instruct the Commercial Estates Manager to proceed with the sale of 1-5 Lawson Street (with car park area) to Blake Henderson.

18 – Employment Matters

The Committee considered a report that provided an update on the Borough Kennels in respect of the Budget Strategy 2016-2020.

RESOLVED:-

1. To note the options for service delivery being explored for the Borough Kennels; and
2. To agree that the revenue budget for 2017-2018 in respect of the Borough Kennels be fully reinstated from reserves as a one-off.

REFERRED ITEMS

THE FOLLOWING MATTERS ARE REFERRED TO COUNCIL FOR DECISION

19 – Housing Management Forum: Recommendations

Consideration was given to the recommendations of the Housing Management Forum held on 15th June, 2017.

N.B. The Minutes were reproduced as **Appendix 1** to the Minutes of the meeting.

Housing Revenue Account Finances

RECOMMENDED:- To recommend the Council:-

1. To note progress on savings in the last financial year and the Director of Resources' projection of further savings required;
2. To agree that the Council adopt a retention policy and not consider the option of transferring stock at this time.
3. To agree the HSRWG continued the approach of "good housekeeping" to provide options for reducing expenditure;
4. To agree the HSRWG be instructed to consider the model of service delivery provided by the Council to reflect current challenges, and to future-proof the service as far as is practical; and

5. To agree that Members of the Housing Management Forum would meet together with the full Tenants Forum and with Tenants and Residents to discuss the HRA finances and the savings required.

Sale of Miscellaneous Land on Council Estates

RECOMMENDED:- To recommend the Council:-

1. To note the information contained in the report; and
2. To agree the continued Policy for considering and agreeing requests to purchase miscellaneous pieces of land in accordance with the Policy and Procedure note which had been appended to the report.

20 – Accountable Body

The Committee were reminded that the Council's policy regarding Accountable Body status had been approved at Full Council on 19th January, 2016, as:

“The Council may act as Accountable Body without formal approval by Full Council where the project was no more than £50k and satisfied the requirements of the Financial Regulations; Management Board retained the option to request Full Council approval.”

The Director of Resources informed the Committee that Officers had liaised with the Barrow-in-Furness Coastal Community Team to submit a bid to the Coastal Communities Fund, entitled; Linking the Landscapes and Communities of Barrow. The application had been successful and had offered a £444,159 contribution towards a £540,643 project aimed at raising the profile of internationally important conservation sites on Walney Island. That involved improving visitor facilities, public realm works and converting a derelict building into a community run visitor hub. The project was scheduled to commence this year and run until 2019-2020.

The Council was now asked to formally agree to be the Accountable Body for the project, but until a full project initiation document and grant offer were agreed it was not possible to present all of the details to Members. Therefore, agreement in principle was requested with delegation for the Executive Director to make the final decision, based on the agreed requirements.

Whilst the Council fully wished to maximise the investment and funding brought into the Borough, it was important to note that the Accountable Body duties and responsibilities do incur officers' time and effort. The Council was currently acting as Accountable Body for a number of grant streams/projects; Management Board would keep resources under review.

RECOMMENDED:- To recommend the Council:-

1. To agree in principle to be the Accountable Body for the Linking the Landscapes and Communities of Barrow project; and

2. To delegate the final Accountable Body decision to the Executive Director.

21 – Contract Standing Orders

The Director of Resources informed the Committee that the Council's Contract Standing Orders provided the structure within which purchasing decisions were made. The Council must ensure that its resources were used for purchases that were effective, economical and efficient. The control of purchasing decisions and processes was particularly important as the Council was spending public money.

Purchasing began with planning or identifying the "need" through to its delivery and included whole life costings, cost savings, sustainability and value for money. The Contract Standing Orders set out the minimum requirements for high value purchases and these may also be applied to lower values.

Two additional paragraphs were to be added, one regarding the Acceptance of Tenders and a second about Extending Contracts.

RECOMMENDED:- To recommend the Council to approve the revisions to the Contract Standing Orders as reported.

22 – Employer Discretions Policy

The Committee considered the Employer Discretions Policy which had been updated for 2017 figures (annual uplift). The following provisions had also been amended since the 2016 Employer Discretions Policy:

Flexible retirement;
Early release of deferred benefits with employer consent; and
Contributions payable by active members

RECOMMENDED:- To recommend the Council to approve the Employer Discretions Policy.

23 – LGPS Admitted Body Status

The Committee considered a report that set out the proposed LGPS approach in relation to the current leisure outsourcing tender.

The Director of Resources reported that the Council was required to provide an indication of the number of employees transferring in order for an employer contribution rate to be estimated by the Scheme Actuary – there would be a final rate determined with the finalised employee data. The employer contribution rate would not be the Council's current rate, as it would rely on the actual staffing profile of the transferring employees.

The LGPS arrangements discussed in the report excluded the deficit contributions made by the Council which would not be passed onto the contractor.

Should transferred employees take a contract of employment with the successful contractor, or leave the organisation, then their membership of the pension scheme would end.

There would be a fee for the Scheme Actuary to perform the valuations and that would be paid from Reserves.

RECOMMENDED:- To recommend the Council to approve that an LGPS closed admission agreement be included in the Leisure Outsourcing Tender.

24 – Physical Activity and Leisure Priority Outcomes 2017/19

The Committee were informed that the outsourcing the management of The Forum and the Park Leisure Centre required detailed specification and contractual documents for any successful contractor to perform against. A key aspect and one which had been highlighted as a current gap, was the need to have Physical Activity and Leisure Priority Outcomes.

The Committee considered the Priority Outcomes and associated performance measures. The delivery contract would be set against these priorities and they would assist in the monitoring of any successful contractor through updates against the performance measures which link back to them.

The Executive Director reported three amendments to the Committee regarding BBC Priority Outcome Performance Measures.

RECOMMENDED:-

1. To approve the adoption of the Priority Outcomes for Physical Activity and Leisure within the Council's portfolio for inclusion in the outsourcing documentation as amended; and
2. To request the Leader of the Council to write to the Barrow and Furness MP about funding for the community from the MOD.

25 – Disciplinary and Grievance Policies

The Committee considered the Council's Updated Disciplinary and Dismissal Policy and Procedure and Grievance Policy and Procedure. The Director of Resources informed the Committee that the Council's management structure from before any Budget Strategy was the current basis for the Procedures; the current structure had been greatly reduced and did mean that cases were raised at the highest level of the organisation more often than was necessary.

The Council had retained the services of an external HR consultant with broad public sector knowledge and experience, and was a fellow of the Chartered Institute of Personnel and Development (UK).

The Procedures had also been reviewed by a Senior Adviser from ACAS (Advisory, Conciliation, and Arbitration Service) and the proposed Procedures as presented reflected the advice that had been received.

Both the Procedures complied with the ACAS Code of Practice on Disciplinary and Grievance Procedures and the review had resulted in the separate Appeals Procedure being removed and the appeals process contained within each Procedure.

The proposed Procedures had reflected the Council's reduced structure and workforce, and incorporated informal feedback from the Union and Managers operating the current policies. The Procedures would be accompanied by guidance notes on the role of Disciplinary Manager, Investigating Officer, considering suspension, hearing Grievances and the role of Appeal Manager.

The Absence Management Policy and Procedure dealt with employee's sick leave and had included a formal process when action becomes necessary. Within that Policy the sanction at Stage 1 (sickness review meeting) would need to be amended to reflect the Disciplinary and Dismissal Policy and Procedure as the option to give a verbal warning was removed. To mirror the new Policy, the Stage 1 sanction may be a written warning held on file for six months.

The Capability Policy and Procedure referred to the separate Appeals Policy which would no longer exist. It was proposed that the appeals lodged under the Capability Policy and Procedure, mirror the procedure set out in the Disciplinary and Dismissal Policy and Procedure.

The Committee asked if Members were involved in Disciplinary Appeals at other Local Authorities.

RECOMMENDED:- To recommend the Council:-

1. To approve the Disciplinary and Dismissal Policy and Procedure;
2. To approve the Grievance Policy and Procedure;
3. To approve the amendment to the Absence Management Policy and Procedure as reported; and
4. To approve the amendment to the Capability Policy and Procedure as reported.

26 – Private Sector Housing Enforcement Policy

The Committee considered a detailed report regarding the Private Sector Housing Enforcement Policy.

The Committee was informed that the Council had a range of duties and powers in respect of the enforcement of standards in the private housing sector. The Council's policy in dealing with these matters had been set out in a number of previous resolutions. New powers were or soon would be available arising from the enactment of the Housing and Planning Act 2016. It was considered an opportune

time to review the whole enforcement policy and combine into a single document. That would enable the Council's policies to be more presented in a way that was both more coherent and accountable to the public.

RECOMMENDED:- To recommend the Council:-

1. To note the duties and powers available to the Council for enforcement of standards in the private housing sector;
2. To note the additional powers arising from the Housing and Planning Act 2016;
3. To adopt the policy principles set out in Section 4 of the report, and the policy statement set out in the Appendix;
4. To approve the fees and charges set out in Sections 5.5 to 5.10 of the report; and
5. To approve the Officer delegations set out in Section 6 of the report.

27 – Private Sector Housing Assistance Policy – Changes to supplement the provision of Disabled Facilities Grants

The Committee considered a detailed report regarding the Private Sector Housing Assistance Policy – Changes to supplement the provision of Disabled Facilities Grants.

The funding available for the provision of Disabled Facilities Grants had increased substantially over the last few years.

Changes were proposed to the Private Sector Housing Assistance Policy to supplement and add flexibility to the statutory Disabled Facilities Grant regime. It was anticipated that the proposal would streamline the provision of grants to assist people with disabilities, and also increase the number of grants that it was possible to deliver.

A revised policy for the provision of private sector housing assistance was considered by the Committee.

RECOMMENDED:- To recommend the Council:-

1. To approve the Private Sector Housing Assistance Policy;
2. To delegate authority to the Director of Resources to determine at any given time whether funding be made available for any of these discretionary grants; and
3. To delegate authority to the Property Services Group Manager (i) to draw up detailed procedures for the provision and authorisation of these agreed forms of assistance, and (ii) to authorise Disabled Facilities Grants, Barrow Disability Minor Works Grants and Barrow Disability Major Works Grants.

28 – Council Plan

The Committee considered a detailed report regarding the Council Plan.

The Committee were informed that the Council Plan sets out key priorities and objectives for the Council over 2016-2020 period; the period covered by the Budget Strategy. Given the importance of partnership and lobbying, the consultation phase of the plan should be intensive and involve members as well as officers. The current Medium Term Financial Plan represented the Council's medium term funding challenges and incorporated the Budget Strategy to reduce the core deficit. The Workforce Strategy supported the Council Plan and set out the aims for the workforce including developments in innovation and technology to meet the efficiency objectives.

The 2016-2020 Council Plan together with the Workforce Strategy and current Medium Term Financial Plan were considered by the Committee.

The Executive Director stated that he had received observations from Members that the Council Plan should include a Vision Statement. The Vision Statement to read "Our Vision for the Borough is a healthy population, with high aspirations, living in good quality housing, with decent jobs in a diverse economy".

RECOMMENDED:- To recommend the Council:-

1. To approve the Council Plan for consultation to include a Vision Statement;
2. To approve the current Medium Term Financial Plan; and
3. To approve the Workforce Strategy.

29 – Council Owned Land for Housing Development

The Committee considered a detailed report regarding Council Owned Land for Housing Development.

The Executive Director reminded the Committee that on 20th January, 2016 it had agreed a programme for the disposal of a number of sites within Council ownership to enable housing development within the borough. The development of these sites would assist in the delivery of new dwellings within the Borough and contribute towards the Council demonstrating a five year supply of housing land.

The report provided an update of the agreed programme, progress made in the disposal of land, and an update on the sites still in Council ownership.

RECOMMENDED:- To recommend the Council:-

1. To note the updated programme;

2. To approve the disposal of sites at Holly Croft (SHL068) and Mill Lane (SHL01a) and agree the timescales for disposal, as part of the Councils five year supply of housing land, once the new Local Plan had been adopted; and
3. To approve the sale of Land in Sharp Street/Beach Street Askam.

30 – Pre-application Planning Advice

The Assistant Director – Regeneration and Built Environment submitted a detailed report regarding the introduction of charges for pre-application planning advice in order to provide a more sustainable but effective service to applicants.

The process would encourage anyone wanting to carry out development to talk with the local Planning Authority in order to obtain informal guidance in advance of submitting a formal application.

It was noted that the Council had not provided a pre-application advice service since 2010/11 and that the service had been stopped due to a lack of resource and the uncontrolled manner of the service.

Requests for the service had peaked at around 600 requests per annum, many of which remained unanswered for considerable periods of time. The Council had previously received more requests for advice than applications. Due to its uncontrolled nature, that provided a very poor quality of service to the residents of the borough, developers and agents.

The Executive Director informed the Committee that not providing pre-application advice had led to a noticeable difference in the quality of applications being submitted.

It was noted that four Councils within Cumbria had already operated a pre-application advice scheme (Allerdale, Eden, South Lakeland and Cumbria County Council) all with fees.

Barrow's proposed service was based on three different schemes of advice, the basic details of which had been presented in the report. Simple Schemes would cost £100 plus VAT and Complex Schemes would cost £250 plus VAT. A scheme with exempt fees had also been included to ensure that Council could still support certain types of applications.

RECOMMENDED:- To recommend the Council:-

1. To agree to the proposed planning pre-application advice scheme and charges; and
2. To agree to the delegation of future changes to the scheme including Fees and Charges to the Assistant Director (Regeneration and the Built Environment).

31 – Recruitment Policy

The Committee was reminded that the Council's Recruitment Policy currently permitted internal job applications from staff on the permanent establishment of the Council and members of the Council's Apprenticeship Scheme.

It was proposed that the Policy be amended to permit internal job applications from staff on the permanent establishment of the Council and staff employed on temporary contracts that had been employed by the Council for over 12 months.

Job applications may currently be submitted by temporary staff, once advertised externally. Temporary staff were recruited in the same way as permanent staff and given 12 months employment with the Council the employee would have been through the probation association with recruitment and an appraisal. To restrict temporary staff from the opportunity to continue working for the Council did not reflect the aims for the workforce in growing skills and knowledge.

As an amendment to a HR policy, the report had been provided to the Union for consultation.

RECOMMENDED:- To recommend the Council to approve the amendment to the Recruitment Policy.

32 – Establishment Matters

The Committee considered a request to extend a temporary post in Development Services.

RECOMMENDED:- To recommend the Council:-

1. To agree the extension of post PLN011, Temporary Admin Assistant, to 31st October, 2020;
2. To agree that the post be redundant after 31st October, 2020; and
3. To agree that the voluntary redundancy held over from a previous redeployment of the post holder, end with the new contract.

The meeting closed at 4.25 p.m.

**APPENDIX TO THE EXECUTIVE COMMITTEE, 28TH JUNE, 2017 –
MINUTE NOS. 11 & 19**

APPENDIX 1

HOUSING MANAGEMENT FORUM

Meeting: Thursday 15th June, 2017
at 2.00 p.m.

PRESENT:- Councillors Hamilton (Chairman), Barlow, Blezard, Brook, Heath, McEwan and Williams.

Tenant Representatives:- Mr M. Gray, Mr E. Lynch and Mr A. McIntosh.

Officers Present:- Colin Garnett (Assistant Director - Housing), Janice Sharp (Operations Manager) and Paula Westwood (Democratic Services Officer – Member Support).

1 – Minute’s Silence

The Chairman requested Members to stand and observe a minute’s silence as a mark of respect for the former Borough Councillor David Marcus who had recently passed away.

2 – Minutes

The Minutes of the meeting held on 23rd February, 2017 were taken as read and confirmed.

3 – Apologies for Absence

An apology for absence was received from Tenant Representative, Mrs M. Anderson.

4 – Appointments of Representatives to Working Groups etc.

The Executive Director reported that at the Annual Council meeting on 16th May, 2017 the allocation of seats in respect of Forums, Panels, Working Groups etc. had been agreed.

The Housing Management Forum had been requested to nominate Members and Tenant Representatives to the Housing Service Review Working Group, the Tenant Scrutiny Working Group and the Tenants’ Complaints Panel for 2017/2018 in accordance with the proportionality indicated in the report.

RECOMMENDED:- That the membership for 2017/2018 be agreed as follows:-

Housing Service Review Working Group

Council Representatives (3:1) – Councillors Brook, Hamilton, McEwan and Heath.
Tenant Representative – Mr A McIntosh.

Tenant Scrutiny Working Group

Council Representatives (2:1) – Councillors Barlow, McEwan and Heath.

Tenant Representatives – Mrs M. Anderson, Mrs P. Charnley and Mr A. McIntosh.

Tenants' Complaints Panel

Council Representatives (1:0) – Councillor Hamilton.

Tenant Representatives – Mrs M Anderson and Mr A McIntosh.

5 – Update: Syrian Resettlement Programme

The Assistant Director - Housing reported that Cumbria had agreed to contribute to the national resettlement programme and accommodate refugees. A framework had been established with membership from relevant organisations in order to ensure the successful resettlement of refugees. A local Liaison Group had also been established. He advised that the first group of refugees had now arrived and been housed in the north of the County.

He reported that the Council had previously agreed to contribute to the Cumbria Resettlement Programme by providing accommodation for ten people each year over the four years of the programme (Minute No. 28 of the Housing Management Forum meeting 26th November, 2015 refers).

At that time it had been envisaged that the type of property required would probably be family sized houses, three or four-bedroomed. Having regard to the limited availability and demand for such property in the Council's own housing stock, the decision of the Council was that Officers should work with the private sector to identify suitable property. He advised that he had communicated with private landlords who had shown an interest to assist and that over the summer months he would be exploring the option further to identify specific property that would meet the requirements issued by the Home Office.

He reported that from the experience of the first group of refugees, it had become apparent that a range of property would be required. In short, the process would involve the Council identifying suitable property and the Home Office would then look to match the property with the needs of refugees. To that end he requested Members to re-consider the Council's approach to identifying suitable property. In particular, two-bedroomed flats were often more readily available and could be limited in demand due to a range of factors. Should that be agreed, he advised that he would also continue to look to identify private sector property to meet the Council's commitment over the term of the programme.

RECOMMENDED:-

1. To note the information contained in the report; and
2. To agree that Officers be authorised to make flat-type properties available from its own stock and suspend the requirements of Choice Based Lettings for achieving that purpose.

6 – Housing Management Performance Report 2016/17

The Assistant Director - Housing reported on the end of year performance information which is attached at **Appendix A** to these Minutes.

The performance indicator report showed Housing Management's overall level of achievement against a set of benchmark targets. The benchmark was the Housemark 'median' cross sector performance scores from 2016/17.

The purpose of the report was to demonstrate the progress against the actions which had been undertaken last year and to refresh the background context which had impacted upon the results of 2016/17. The report also outlined the ongoing focus of Officers to service delivery.

Actions for 2016/17

Action 1:	<i>Reduce risk to HRA income by continuing to improve rent collection taking account of the 1% reduction in rent income and the uncertainty around the sale of high value properties and the impact that might have on revenue</i>
Action 2:	<i>Improve monitoring of and management of void property.</i>
Action 3:	<i>Progress the introduction of the new CX software.</i>

Influences for 2017/18

Rent Collection

With a further loss of 1% to rent income and more movement from Housing Benefit to Universal Credit, the Council would look at better ways of working and making the most of CX to help support that movement.

Business Planning

CX would provide opportunities for improved efficiency across the service which would be progressed once the system was operational.

Control of Maintenance Expenditure

The emphasis would still be to reduce void turnaround times, improve routine maintenance services and to maintain Decent Homes standard.

Right to Buys

Right to Buys had tripled in 2016/17 and similar losses to housing stock were expected this year which would impact on both revenue and repair costs. General needs dwellings stand at 2,588.

RECOMMENDED:-

1. To note the information contained in the report and at **Appendix A** to these Minutes; and
2. To note Actions 1-3 for 2017/18 as follows:-

Action 1 – Reduce risk to HRA income by continuing to improve rent collection taking account of the 1% reduction in rent income and the uncertainty around the sale of high value properties and the impact that might have on revenue;

Action 2 – Improve monitoring of and management of void property; and

Action 3 – Progress the introduction of the new CX Software.

7 – Housing Maintenance Investment Programme 2017/18

The Assistant Director - Housing submitted a report providing Members with an update of the appointment of suitably qualified Contractors to carry out major void works, bathroom, kitchen and central heating installations following the recent closure of AB Mitchell Developments Ltd.

He reported that Officers had held discussions with representatives from Cumbria Housing Partners (CHP) and Procure Plus Holdings (PPH) in order to identify suitable alternative Contractors from the existing CHP Framework to carry out central heating and bathroom installations and to discuss the option to incorporate kitchens and major void improvements into the existing contract arrangements with Hughes Brothers.

In order to ensure the delivery of the 2017/18 investment programme there existed an urgent need to identify and appoint alternative Contractors to carry out the works. Officers had requested PPH to carry out a detailed review each work stream with regard to the options currently available to the Council. PPH concluded that the Council could seek to appoint the following Contractors:-

- Central Heating Installations – AFM Gas (Direct Selection of No.1 ranked Contractor from the CHP framework);
- Bathroom Installations – Wright Build (Direct Selection of No.1 ranked Contractor from the CHP framework);
- Major Void Improvements – Hughes Brothers (Amendment to the existing responsive repairs and void contract); and
- Kitchen Installations – To be completed by Hughes Brothers when properties become vacant (Amendment to the existing responsive repairs and void contract).

Summaries of the Direct Selection reports for AFM Gas and Wright Build had been appended to the report.

It was noted that PPH had also reviewed the existing responsive repairs and void contract arrangements with Hughes Brothers and had advised that the works previously carried out by AB Mitchell could be incorporated into the existing contract with Hughes Brothers. A summary report from PPH had also been appended to the report

The Assistant Director - Housing advised Members that initial discussions had been held with the Contractors and he confirmed that AFM Gas, Wright Build and Hughes Brothers had been in agreement to undertake this work in line with the existing framework terms and conditions. He further advised that the installation rates provided by PPH represented value for money and had been comparable to the costs provided by the previous Contractor.

RECOMMENDED:-

1. To agree to the following Contractor appointments for the remaining period of the existing CHP/PPH Framework (2017/2019):-
 - Central Heating Installations – AFM Gas (Direct Selection procedure); and
 - Bathroom Installations – Wright Build (Direct Selection procedure); and
2. To agree that the following works be incorporated into the existing responsive repairs and void contract with Hughes Brothers:-
 - Major Void Improvements; and
 - Kitchen Installations (to be completed when properties become vacant).

8 – Planned Investment and Planned Maintenance 2016/17 Year End Expenditure

The Assistant Director - Housing reported information relating to the Planned Investment and Planned Maintenance Programme for 2016/17. The information is attached at **Appendix B** to these Minutes.

RESOLVED:- To note the information.

REFERRED ITEMS

THE FOLLOWING MATTERS ARE REFERRED TO COUNCIL FOR DECISION

9 – Housing Revenue Account Finances

The Assistant Director - Housing submitted a report to update Members on the savings still required in the Housing Revenue Account (HRA) to reflect the current reduction in rents and to ensure financial stability and resilience in the medium term.

Housing Revenue Account: Summary of current and future pressures

From a financial perspective, the Housing Service operated on the principle that its operating costs would be met from the income received in rents from its tenants.

Similar to other organisations, its viability was often influenced by factors outside its control.

The service was shrinking through Right to Buy; there was little prospect of replacing the stock lost; and there was very limited opportunity to increase income to replace that lost by Right to Buy.

That had been an ongoing issue for many years but was now further compounded by the instruction to reduce rents by 1% annually for a four year period. The Council had focussed on reducing expenditure to reflect the reduction of rent over the last two years, but still needed to consider how it would do so over the next two years.

The Assistant Director - Housing, reported that so far the savings agreed had resulted in a minimal impact on the service from the viewpoint of service users. To continue in that way would become more of a challenge and consideration of the Housing Service's model for service delivery would have to be considered to meet the requirements of becoming increasingly efficient, but fundamentally reducing costs to reflect the loss of income.

Progress to date

He reported that it had been agreed to establish a Housing Service Review Working Group (HSRWG) (Minute No. 58 of the meeting held on 25th August 2016 refers) to consider and suggest a range of possible savings. The HSRWG had identified a range of options which totalled c£450k including some options for increasing income.

Those options had been used to produce the draft HRA budget for 2017/18 which had subsequently been agreed and indicated a nil balance.

The reduction in costs included:-

- Deletion of a Senior Housing Officer post: £20k
- Remaining budget for two temp posts: £24k
- Reduction of tenant incentive schemes: £15k
- Reduction of voluntary debt repayment: £209k

In total, the reductions identified and agreed in the HRA budget for 2017/18 equalled £268k.

He emphasised that the approach was to balance the budget, which had been achieved, but a balanced budget meant the full cost of the impact of the reduced income over the next two years still required consideration. He advised that further meetings of the HSRWG would take place in the near future and that further direction would be provided to that Group to consider the matter.

He reported that the Director of Resources had forecasted the HRA medium term financial position. The headline statement suggested the HRA would move into a deficit position for 2018/19 of £0.3m; for 2019/20 a £0.5m deficit; and deficits in future years.

This projection had been based on a number of factors which would influence the performance of the HRA as follows:-

- Rent - 33 sales in 2016/17; 30 used for future years;
- Rent - 1% reduction continued in 2018/19 & 2019/20;
- Rent - 2% increase assumed from 2020/21 onwards;
- Maintenance - static; properties sold but major works continued plus cost pressures;
- Staff - contracted incremental advancement;
- Staff - pay award 1% per annum;
- Property - utility inflation 5% per annum;
- Property - NNDR increase in multiplier each year;
- Contracts - grounds maintenance inflation 3.2% per annum;
- Contracts - building cleaning inflation 1.7% per annum;
- Pension deficit - increase of 2.2% per annum;
- Income - garage rents increase 2% per annum;
- Treasury - maturing loans repaid;
- Treasury - provision to repay debt at 2017/18 level;
- Treasury - interest on balances reflect HRA finance projections; and
- Treasury - historic PWLB premium and discount written out.

The timing of realising savings and reductions within the HRA was important as the minimum balance would be breached in 2018/19 without action being taken.

The HSRWG had generally, through looking at 'good housekeeping', provided options to achieve the reduction in expenditure and could continue to do so. However the scale of reduction in expenditure required and timing would most likely require a more fundamental review of the service delivery model to progress further.

It was noted that even if the £0.5m savings which were required was achieved, at the end of the current policy period there would remain the challenge of responding to the ongoing reduction of income from Right to Buy.

Progressing the work of the HSRWG

The Assistant Director - Housing advised Members that in his report in August 2016, he had raised the matter of the Council remaining open to alternative options to the ownership and management of the Council's housing stock when he had suggested establishing the HSRWG. That matter had not been progressed by the HSRWG but in view of the above, he suggested that it must remain an option.

In terms of providing direction for the HSRWG he made the following proposals:-

1. The Council needed confirm its position regarding the option to consider stock transfer or pursue a retention policy;
2. The HSRWG would be required to continue the approach of 'good housekeeping' to provide options for reducing expenditure; and
3. The HSRWG should be instructed to consider the service delivery model provided by the Council, and alternatives, to reflect current challenges and to futureproof the service as far as practical.

It was moved by Councillor McEwan and seconded by Councillor Hamilton that all Members of the Housing Management Forum should meet together with the full Tenants' Forum and Tenants and with Residents to discuss the matter of HRA finances.

It was moved by Councillor Brook and unanimously agreed that the Council should retain its Housing Stock.

RECOMMENDED:-

1. To note progress on savings in the last financial year and the Director of Resources' projection of further savings required;
2. To agree that the Council adopt a retention policy and not consider the option of transferring stock at this time;
3. To agree the HSRWG continued the approach of 'good housekeeping' to provide options for reducing expenditure;
4. To agree the HSRWG be instructed to consider the model of service delivery provided by the Council to reflect current challenges, and to future-proof the service as far as practical; and
5. To agree that Members of the Housing Management Forum would meet together with the full Tenants Forum and with Tenants and Residents to discuss the HRA finances and the savings required.

10 – Sale of Miscellaneous Land on Council Estates

The Assistant Director - Housing advised Members that he had delegated authority to agree the sale of miscellaneous land within Council estates. It had been sometime since this Policy had been agreed and the purpose of his report was to seek to recommend and confirm the continued approach.

He reported that requests to purchase miscellaneous land on Council estates were ad hoc and small in number (perhaps one or two per year) and in some circumstances it could be to the mutual benefit of the resident, the Council and the wider community to agree such requests.

For the sake of clarification, miscellaneous land referred to small sections of land on estates which had been originally 'features' of the estate when originally designed. More often or not, from a street scene perspective, the areas of land previously sold could be viewed as a 'garden area' of the adjoining property and their sale had no detriment to the area.

He reported that whilst the sale of the land had a benefit to the purchaser, it was often the case that such sales could resolve a range of problems and in considering a request Officers would in the first instance consider the impact on the estate, and the community. Should a request be agreed, such sales could also lead to savings in grounds maintenance costs.

He advised Members that previously, applicants had been required to make a £100 non-refundable payment at the start of the purchasing process. However, the policy had been updated requiring a £250 non-refundable payment.

A copy of the revised Policy and Procedure had been appended to his report.

RECOMMENDED:-

1. To note the information contained in the report; and
2. To agree the continued Policy for considering and agreeing requests to purchase miscellaneous pieces of land in accordance with the Policy and Procedure note which had been appended to the report.

The meeting closed at 2.55 p.m.

HOUSING MANAGEMENT PERFORMANCE INFORMATION: 2015/16

Rent Arrears & Collection Dwellings (exc. Dispersed)	Actual 2014/15	Actual 2015/16	Apr-June 2016	Apr-Sept 2016	Apr-Dec 2016	Actual 2016/17
£ Rent & Service Charges due (Including empty properties)	£11,265,022	£11,416,157	£2,739,809	£5,553,182	£8,313,971	£11,268,457
£ rent loss due to empty dwellings (voids)	£164,758	£149,667	£39,896	£75,947	£112,481.00	£161,346.00
£ Rent collected from Current Tenants	£11,059,494	£11,267,074	£2,653,648	£5,467,410	£7,956,648	£10,998,033
£ Rent collected from Former Tenants	48,075	56,798	£21,877	£45,876	£62,499	£64,087
Total Rent collected as % of rent due	99.63%	100.01%	98.29%	99.82%	97.01%	99.02%
£ Current Arrears	£395,657	£360,453	£412,851	£462,914	£487,824	£394,752
£ Former Arrears	£192,359	£230,070	£234,690	£235,931	£246,925	£265,780
Write Offs (Gross)	£130,795	£105,959	£18,913	£33,219	£69,702	£96,474
Tenants evicted for rent arrears	11	17	2	6	15	25
£ Rent Arrears UC claimants	£9,779	£36,011	£71,418	£93,942	£99,958	£56,031
Arrears & Collection - Other Properties						
£ Rent arrears Dispersed (Homeless)	£401	£1,778	£888	£2,161	£1,197	£2,203
£ Rent arrears Garages	£2,769	£2,294	£3,197	£8,235	£10,097	£7,748
£ Rent Arrears Shops	£2,966	£5,028	£4,907	£7,422	£6,986	£6,070
£ rent loss due to empty Dispersed (Homeless)	£27,528	£35,255	£8,331	£17,314	£26,545	£32,390
£ rent loss due to empty Garages	£2,501	£1,308	£411	£905	£1,112	£1,656
£ rent loss due to empty Shops	£0	£0	£0	£0	£0	£0
Void & Lettings (General Needs)						
Total Dwellings	2649	2633	2625	2619	2609	2601
Total number of re-lets	324	254	80	119	182	248
% of re-lets accepted on first offer	72.8%	62.2%	67.6%	71.4%	69.8%	68.1%
Number of re-lets that underwent Major Works	17	101	13	39	65	94
Average relet time in days (Standard)	37	38	15	14	13	12
Average re-let time in days (Major Works)	62	60	41	40	37	40
Average re-let time in days (all re-lets)	44	46	56	54	52	52
Number of units vacant and available for letting at period end	5	31	20	19	23	37
Number of units vacant but unavailable for letting at period end	26	12	11	9	19	5
No.Tenancies terminated	267	271	67	122	194	261
Tenancy Turnover %	10.1%	10.3%	2.6%	4.7%	7.4%	10.0%
ASB						
Number of new anti-social behaviour cases reported	38	84	7	13	18	38
Number of closed successfully resolved ASB cases	100%	1	2	2	3	5
Number of closed unresolved anti-social behaviour cases		66	1	2	3	3
Repairs & Maintenance						
Average number of calendar days taken to complete repairs	16.48	15	14	19	18	18
Percentage of repairs completed at first visit	N/A	96.4%	94.9%	97.34%	95.62%	94.85%
% all responsive repairs completed on time	78.4%	86.7%	89.7%	81.97%	84.26%	85.88%
Number Repair Orders completed	10,282	10,290	2,031	4,250	4,499	6,190
Average Responsive repairs per property	3.9	3.9	0.8	1.6	1.7	2.4
Appointments kept as a percentage of appointments made	N/A	88.0%	91.97%	93.23%	85.05%	87.59%

Major Works & Cyclical Maintenance						
Percentage of dwellings with a gas safety certificate renewed by anniversary	100.0%	100%	100%	100%	100%	100%
Percentage of homes that fail to meet the Decent Homes Standard	2.8%	0.49%	0.38%	0.38%	0.34%	0%
*Average SAP rating of dwellings at end of year (based on RD SAP 9.83)	69.2	69.4	69.4	69.4	69.4	69.4
Homeless						
Homeless ave. days in temporary dispersed accommodation	52	70	38	67	65	77
Homeless ave. days in temporary B&B accommodation	36	22	29	33	37	62
Homeless Total Cases Closed	689	894	255	333	581	
Homeless Advice	178	227	139	210	358	492
Homeless Prevention	321	385	130	233	262	326
Homeless Successful Preventions	174	158	89	123	213	277
Eligible Homeless (Owed a full duty)	16	17	2	4	7	11
Staff satisfaction with employer	Actual 2014/15	Actual 2015/16	Apr-June 2016	Apr-Sept 2016	Apr-Dec 2016	Actual 2016/17
Average permanent employee headcount	56	53	55	54	54	54
Number of leavers	0	3	0	1	0	0
Ave. working days lost / sickness absence	14.3	18.8	12.5	12.6	12.75	13.08
Customer contact & complaints						
The number of Stage 1 complaints upheld in the year	2	2	1	1	2	4
Percentage of complaints resolved at first contact						
Water Charge Collection						
Direct Debit payers	765	793	785	790	773	772
Successful applications for Support Tariffs	510	570	567	527	520	562
Housing Register						
Cumbria Choice Register	1421	1242	1285	1369	1080	1186
Active Direct Applicants	1151	1018	1057	1075	882	960
Active Transfer Applicants	270	224	228	294	198	226
Housing Stock						
Houses	1263	1252	1242	1237	1231	1223
Flats	1230	1213	1215	1214	1210	1209
Bungalows	156	156	156	156	156	156
General Needs Dwellings	2649	2621	2613	2607	2597	2588
Dispersed	10	10	10	10	10	11
Homeless (Cold Weather Provision)		3	0	0	2	1
New Lives Project		2	2	2	2	2
Adelphi Court	0	12	12	12	12	12
Total Dwelling Stock	2659	2648	2637	2631	2623	2614
Community Centres	5	5	5	5	5	5
Leaseholds	208	208	209	210	212	212
Garages	489	489	497	497	504	504
Shops	19	19	19	19	19	19
TOTAL PROPERTIES	3380	3369	3367	3362	3363	3354

RTB Properties / Land (Values)						
Houses	£509,170	£498,310	£394,875	£601,035	£883,765	£1,170,025
Flats	£60,540	£0	£25,960	£44,560	£87,820	£87,820
Bungalows	£28,670	£0	£0	£0	£0	£0
Land	£3,000	£0	£0	£0	£0	£0
TL	£601,380	£498,310	£420,835	£645,595	£971,585	£1,257,845
Satisfaction						
Percentage of tenants satisfied with the landlord's services overall	88%	90%	90%	90%	90%	90%
Percentage of tenants satisfied with repairs and maintenance	87%	91%	91%	91%	91%	91%
Percentage of tenants satisfied that their views are listened to	78%	80%	80%	80%	80%	80%
Percentage of tenants satisfied with the quality of the home	90	91%	91%	91%	91%	91%
Percentage of residents satisfied with the neighbourhood	84%	86%	86%	86%	86%	86%
Percentage of tenants satisfied that their rent provides VFM	90%	88%	88%	88%	88%	88%
Percentage of tenants satisfied that their service charges provide value for money	81%	83%	83%	83%	83%	83%

APPENDIX B

PLANNED INVESTMENTS 2016/17

SCHEME	PROCUREMENT TYPE	AVAILABLE BUDGET	EXPENDITURE TO DATE	ESTIMATED START DATE	ESTIMATED COMPL. DATE	CONTRACTOR	COMMENTS	Leaseholders affected?
RE-ROOFING AND POINTING WORKS -ROOSEGATE ESTATE PHASE 3 (2-3 YEARS DELIVERY PLAN)	CUMBRIA HOUSING PARTNERS	£1,319,625	£ 1,534,840	1.5.2016	20.12.2016	DLP Roofing	100% COMPLETE	No
RE-POINTING/ RENDERING ORMSGILL ESTATE (PHASE 2)	CUMBRIA HOUSING PARTNERS	£250,000	£ 398,057	01/08/2016	20.12.2016	DLP Roofing	100% COMPLETE	No
WINDOW & DOOR REPLACEMENTS VARIOUS HOUSING AREAS	CUMBRIA HOUSING PARTNERS	£400,000	£ 480,460	01/04/2016	31.3.2017	TOP NOTCH	100% COMPLETE	No
COMMUNAL ENTRANCE PAINTING - CENTRAL	CUMBRIA HOUSING PARTNERS	£10,000	£ 22,661	01/10/2016	31.3.2017	GEORGE JONES	100% COMPLETE	Yes
GARAGE IMPROVEMENTS	CUMBRIA ROOFING	£75,000	£ 1,655	01/10/2016	31.3.2017	CUMBRIA ROOFING	100% COMPLETE	No
REWIRES	CUMBRIA HOUSING PARTNERS	£355,300	£ 406,154	01/04/2016	31.3.2017	K WILSON	100% COMPLETE	No
BATHROOMS	CUMBRIA HOUSING PARTNERS	£149,400	£ 142,846	01/04/2016	31.3.2017	AB MITCHELL	100% COMPLETE	No
KITCHENS	CUMBRIA HOUSING PARTNERS	£125,000	£ 1,619,921	01/04/2016	31.3.2017	AB MITCHELL	100% COMPLETE	No
HEATING	CUMBRIA HOUSING PARTNERS	£455,000	£ 387,521	01/04/2016	31.3.2017	AB MITCHELL	100% COMPLETE	No
PAINTING	CUMBRIA HOUSING PARTNERS	£150,000	£ 80,830	01/04/2016	31.3.2017	G JONES	100% COMPLETE	Yes

HOUSING MAINTENANCE COMMITMENTS 2016-17

	Funding Available 2016-17	EXPENDITURE TO DATE	Weekly Available	Gross Comm. as a % funds available
Tenant Demand Repairs	£ 1,070,200	£ 1,026,965	£ 20,581	96%
Voids	£ 503,044	£ 683,400	£ 9,674	136%
Gas Servicing	£ 195,392	£ 322,891	£ 3,758	165%
Decoration Vouchers	£ 30,000	£ 34,283	£ 577	114%
Environmental Impmts	£ 25,000	£ 20,093	£ 481	80%
Disabled Adaptations	£ 100,000	£ 238,478	£ 1,923	238%
Electrical Testing	£ 81,000	£ 39,955	£ 1,558	49%
Door Entry Maintenance	£ 20,000	£ 23,317	£ 385	117%

LICENSING REGULATORY COMMITTEE

Meeting: Thursday 18th May, 2017
at 2.00 p.m. (Drawing Room)

PRESENT:- Councillors Seward (Vice-Chairman), Barlow, Biggins, Cassells, Derbyshire, W. McClure, Proffitt, L. Roberts and Wall.

Officers Present:- Graham Barker (Principal Environmental Protection and Licensing Officer), Jennifer Curtis (Senior Licensing Officer), Jane Holden (Acting Principal Legal Officer) and Sharron Rushton (Democratic Services Officer).

Legal Representative:- Paul O'Donnell (Local Authority Retained Solicitor)

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

Discussion arising hereon it was

RESOLVED:- That under Section 100A(4) of the Local Government Act, 1972 the public and press be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 2 (Minute No. 5) of Part One of Schedule 12A of the said Act.

2 – Apologies for Absence/Attendance of Substitute Members

Apologies for absence were received from Councillors Callister and Heath.

3 – Minutes

The Minutes of the special meeting held on 6th March, the meeting held on 9th March and the reconvened special meeting held on 29th March, 2017 were taken as read and confirmed.

4 – Appointments on Outside Panels, Working Groups etc.

The Executive Director reported that at the Annual Council meeting on 16th May, 2017 the allocation of seats in respect of Forums, Panels, Working Groups etc. were agreed. Delegated authority was given to the appropriate Committees to make the necessary appointments.

In the case of the Licensing Regulatory Committee this involved the appointment of Members to the Taxi/Private Hire Liaison Group and the Taxi Licensing Working Party.

In accordance with proportionality rules, the notional seat allocations for 2017/2018 were as follows:-

Taxi/Private Hire Liaison Group – Three Seats (2 Labour: 1 Conservative)

Taxi Licensing Working Party – Four Seats (3 Labour: 1 Conservative)

The Executive Director requested nominations to the above Groups.

RESOLVED:- To agree the appointments to the Taxi/Private Hire Liaison Group and Taxi Licensing Working Party as follows:-

(i) Taxi/Private Hire Liaison Group (2:1) – Councillors Callister, W. McClure and Seward and

(ii) Taxi Licensing Working Party (3:1) – Councillors Callister, Derbyshire, W. McClure and Seward.

5 – Application for a Private Hire Drivers Licence

The Senior Licensing Officer reported on an application which had been received for a Private Hire Driver's Licence.

She set out details concerning the application and the Committee's policy regarding such matters.

The applicant attended the meeting and addressed the Committee.

RESOLVED:- That the application for a Private Hire Driver's Licence be granted.

The meeting closed at 2.30 p.m.

LICENSING COMMITTEE

Meeting: Thursday 18th May, 2017
at 2.30 p.m. (Drawing Room)

PRESENT:- Seward (Vice-Chairman), Barlow, Biggins, Cassells, Derbyshire, W. McClure, Proffitt, L. Roberts and Wall.

Officers Present:- Graham Barker (Principal Environmental Protection and Licensing Officer), Jennifer Curtis (Senior Licensing Officer), Jane Holden (Acting Principal Legal Officer) and Sharron Rushton (Democratic Services Officer).

Legal Representative:- Paul O'Donnell (Local Authority Retained Solicitor)

1 – Apologies for Absence/Attendance of Substitute Members

Apologies for absence were received from Councillors Callister and Heath.

2 – Minutes

The Minutes of the meeting held on 1st September, 2016 were taken as read and confirmed and the Minutes of the Licensing Sub-Committee held on 21st July, 2016 were noted.

3 – Appointments on Outside Bodies, Panels, Working Groups etc.

The Executive Director reported that at the Annual Council meeting on 16th May, 2017 the allocation of seats in respect of Forums, Panels, Working Groups etc. were agreed. Delegated authority was given to the appropriate Committees to make the necessary appointments.

In the case of the Licensing Committee this involved appointments to the Licensing Policy Consultation Working Group and Barrow Alcohol Inquiry Working Party.

In accordance with proportionality rules, the notional seat allocations for 2017/2018 were as follows:-

- Licensing Policy Consultation Working Group – Four Seats (3 Labour: 1 Conservative).
- Barrow Alcohol Inquiry Working Party – Four Seats (3 Labour: 1 Conservative).

The Executive Director requested nominations to the above Groups.

RESOLVED:- To agree the appointments to the Licensing Policy Consultation Working Group and the Barrow Alcohol Inquiry Working Party for 2017/18 as follows:-

**Licensing Committee
18th May, 2017**

(i) Licensing Policy Consultation Working Group (3:1) - Councillors Derbyshire, W. McClure, Proffitt and L. Roberts; and

(ii) Barrow Alcohol Inquiry Working Party (3:1) - Councillors Derbyshire, W. McClure, Proffitt and L. Roberts.

The meeting closed at 2.40 p.m.

LICENSING SUB-COMMITTEE

Meeting: Thursday 18th May, 2017
at 2.40 p.m. (Drawing Room)

PRESENT:- Councillors Derbyshire, W. McClure and Proffitt.

Officers Present:- Graham Barker (Principal Environmental Protection and Licensing Officer), Jennifer Curtis (Senior Licensing Officer), Jane Holden (Acting Principal Legal Officer) and Sharron Rushton (Democratic Services Officer).

Others:- Paul O'Donnell (Local Authority Retained Solicitor from Brown Barron)

1 – Appointment of Chairman for this meeting only

Nominations were requested for the appointment of Chairman of the Licensing Sub-Committee for this meeting only.

Councillor Proffitt moved that Councillor Derbyshire be appointed as Chairman for this meeting only. This was duly seconded and it was

RESOLVED:- That Councillor Derbyshire be appointed Chairman of the Licensing Sub-Committee for this meeting only.

COUNCILLOR DERBYSHIRE IN THE CHAIR

2 – Minutes

The Minutes of the Licensing Sub-Committee held on 15th December, 2016 were taken as read and confirmed.

3 – Attendance of Substitute Members

Councillor Derbyshire had replaced Councillor Callister and Councillor Proffitt had replaced Councillor Seward for this meeting only.

4 – Application for a Gaming Machine Permit in Licensed Premises

The Senior Licensing Officer reported that the Licensing Authority had received an application for a Gaming Machine Permit from Gamestec Leisure Limited on behalf of Victoria, Oxford Street, Barrow-in-Furness, (known as the Victoria Tavern) under Schedule 13 Gambling Act 2005 (“the Act”) for 7 gaming machines within the premises.

Victoria benefitted from a Premises licence issued under Section 17 Licensing Act 2003 authorising the sale of alcohol and had an automatic entitlement to make available two gaming machines (Category C or D).

To take advantage of this entitlement, Premises Licence holders must give notice to the Licensing Authority and pay the prescribed fee (currently £50). The Licensing Authority had no discretion in this situation.

Where a premises wished to have more than 2 gaming machines, it needed to apply for a Gaming Machine Permit. The Council's Statement of Gambling Policy stated that each application would be determined on a case by case basis.

The Council's Scheme of Delegation did not authorise Officers to determine applications where the application was for more than 4 gaming machines.

Members should be satisfied that the granting of the said permit would not undermine the licensing objectives and that the applicant was aware of the positive steps required to promote the licensing objectives.

The Act contained 3 licensing objectives which were:

- Preventing gambling from being a source of crime and disorder being associated with crime and disorder, or being used to support crime;
- Ensuring that gambling is conducted in a fair and open way; and
- Protecting children and other vulnerable persons from being harmed or exploited by gambling.

The Licensing Authority could only have regard to these objectives when carrying out their functions under the Act.

The Gambling Commissions published code of practice provided the requirements that must be complied with by the Gambling Machine Permit Holder.

The Senior Licensing Officer had visited the premises and confirmed that they were compliant with the requirements of the code of practice regarding the location and operation of gaming machines.

The Licensing Authority had consulted with Cumbria Constabulary who had confirmed they had no objection to the application.

RESOLVED:- That a Gaming Machine Permit for 7 (Category C or D) gaming machines be granted, situated in the locations stipulated in the application and associated plan, at Victoria, Oxford Street, Barrow-in-Furness (known as the Victoria Tavern).

The meeting closed at 3.10 p.m.

LICENSING REGULATORY COMMITTEE

Meeting: Thursday 29th June, 2017
at 2.00 p.m. (Drawing Room)

PRESENT:- Councillors Callister (Chairman), Seward (Vice-Chairman), Barlow, Biggins, Gill, Heath, Proffitt, L. Roberts, Sweeney and C. Thomson.

Officers Present:- Graham Barker (Principal Environmental Protection and Licensing Officer), Jennifer Curtis (Senior Licensing Officer), Sharron Rushton (Democratic Services Officer) and Katie Pepper (Democratic and Electoral Services Apprentice).

Legal Representative:- Paul O'Donnell (Local Authority Retained Solicitor)

Police Representatives:- PC Kendall, PC Renney and PC Jordan.

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

Discussion arising hereon it was

RESOLVED:- That under Section 100A(4) of the Local Government Act, 1972 the public and press be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 2 (Minute No. 10) of Part One of Schedule 12A of the said Act.

7 – Apologies for Absence/Attendance of Substitute Members

Apologies for absence were received from Councillors Cassells, Derbyshire and Wall. Councillor Sweeney had substituted for Councillor Cassells and Councillor C. Thomson had substituted for Councillor Derbyshire for this meeting only.

8 – Minutes

The Minutes of the special meeting held on 9th May and the meeting held on 18th May, 2017 were taken as read and confirmed.

9 – Annual Review of the Licensing Authority 2016/17

The Principal Environmental Protection and Licensing Officer submitted a report summarising the work done by the Licensing Authority in the previous financial year.

Policies and Procedural Reviews

During the last financial year the Licensing Authority had continued to review the policies and procedures in relation to Taxi Licensing. The review was necessary in part, following the findings of the Independent Inquiry into Child Sexual Exploitation. Following an extensive consultation, the first of a suite of policies, was approved by Council on the Fitness of Applicants for Hackney Carriage and Private Hire Driver's Licences. This policy also enabled the Licensing Authority to introduce appropriate

and necessary training, to continually improve driver standards, knowledge and awareness. Officers were currently developing a similar policy in relation to the Private Hire and Hackney Vehicle specification and licensing and were due to consult with the taxi trade, to gain their opinions.

Officers had reviewed the current Taxi Tariff (fare), last undertaken in 2012, following a request from the Hackney trade. Members approved a new methodology that would be used to determine any percentage increase. It calculated the real costs of running a Hackney Carriage, and compared that to the national average. The retail price index (RPI) in relation to transport costs and wages would now be used to demonstrate 'how much' owning and running a vehicle had gone up/down, to determine any rise in tariff.

Work on a new Street Trading Policy was started and was due to be completed later this year.

Fees & Charges

A comprehensive Fee Setting review was undertaken, resulting in the Licensing Authority being able to operate at full cost recovery across the majority of licence types, where the Local Authority could set its own fees and charges. All Officers working within the Licensing Department now monitored and recorded all time spent, to ensure that accurate costs could be calculated. Members approved the fees and charges for 2017/18, with a view to recovering a deficit from 2015/16 of nearly £70,000.

Enforcement

Proactively, Officers had visited and inspected a number of pubs and clubs and all Off-Licences, ensuring compliance with licence conditions and 'coaching' licence holders, especially those where police intelligence suggested higher crime or disorder. Furthermore, random private hire and hackney carriage vehicle checks had been undertaken throughout the year.

A detailed investigation was undertaken into the validity of some Medical Examinations, received as part of a licenced drivers' fitness assessment. This resulted in a number of drivers having to undergo a further medical, ensuring that all licenced drivers met the required standards.

Stakeholder Involvement

The Taxi Liaison meetings were providing a good link between Officers and private hire operators, drivers and the hackney carriage trade. Similarly, a Multi Agency Licensing Team (MALT) continued to meet on an ad hoc basis to discuss problematic licensed premises. MALT was made up from Officers from Cumbria Constabulary, Cumbria Fire & Rescue Service, Trading Standards, Environmental Protection, Private Sector Housing and Health & Safety.

The Community Alcohol Partnership (CAP) was launched. A CAP was aimed at reducing underage alcohol consumption through partnership work. The Senior Licensing Officer had co-ordinated a programme of mentoring visits to all off-licences, alongside Police and Trading Standards colleagues and Retailers.

Zoo Licensing

Officers had undertaken a considerable and unprecedented workload in relation to Zoo licensing enforcement and also applications received in 2016/17. This had resulted in numerous inspections and subsequent preparation and consideration of reports for a number of committee hearings.

Delegated Decisions

A number of licensing functions were delegated down to Officers. In the financial year 2016/17 the following licences had been issued/renewed under these powers:-

Alcohol Licensing

- 69 Temporary Event Notices
- 57 Personal Licences
- 16 Premises Licences (New and Variations)

Taxi & Private Hire Licensing

- 352 Driver Licences
- 314 Vehicle Licences
- 17 Operator Licences

Miscellaneous Licenses

- 21 Street Trading
- 15 Animal Welfare Licences
- 16 Skin Treatment Registrations
- 15 Scrap Metal Premises/Collectors
- 7 Pleasure Boats and Boatmen
- 1 Sex Establishment

Ongoing Training and Workload

Officers had continued to attend training courses ensuring their competence was kept up-to-date through 'Continuous Professional Development'. Officers continued to work on the new Taxi and Private Hire Licensing Policies and the Street Trading and Charitable Collections Policies, along with the day-to-day management and administration of the Licensing regime.

10 – Disclosure of a Relevant Conviction

The Senior Licensing Officer reported on notice received regarding a relevant conviction from a Licensed Hackney Carriage Driver. She set out details concerning the application and the Committee's policy regarding such matters.

The applicant attended the meeting and addressed the Committee.

RESOLVED:- That no action against the Hackney Carriage Driver be taken.

The meeting closed at 3.35 p.m.

PLANNING COMMITTEE

Meeting: Tuesday 23rd May, 2017
at 2.30 p.m. (Drawing Room)

PRESENT:- Councillors M. A. Thomson (Chair), C. Thomson (Vice-Chair), Blezard, Derbyshire, Gawne, Husband, R. McClure, McEwan, Murphy, Seward and Thurlow.

Officers Present:- Charles Wilton (Principal Planning Officer), Sharron Rushton (Democratic Services Officer) and Democratic and Electoral Services Apprentice.

1 – Minutes Silence

The Chair requested Members to stand and observe a one minutes silence as a mark of respect for those that lost their lives in the terrorist attack in Manchester earlier this week.

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

RESOLVED:- That by reason of the special circumstances outlined below the Chairman is of the opinion that the following items 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>
Application to fell T3 (horse chestnut) and T4 (yew) subject of Tree Preservation Order 1998 No. 4 at 2 Abbey Way, Barrow-in-Furness (Minute No. 7)	The applicant had stated their intention to serve a 5 day fell notice on the Council claiming that the horse chestnut was dangerous and the yew tree was in poor condition.
Poor condition of roof structure at former Dixons Bakery Michaelson Road, Barrow-in-Furness (Minute No. 6)	The matter was considered urgent due to the need to obtain Secretary of State authorisation to serve an Urgent Repairs Notice.

3 – Declarations of Interest

Councillor Thurlow declared a disclosable pecuniary interest in Planning Application No. 2017/0062 – 2 Abbey Way, Barrow-in-Furness (Minute No. 7) as the applicant was a close associate. She left the meeting during consideration of this item.

4 – Apology for Absence/Attendance of Substitute Members

An apology for absence was received from Councillor McLeavy.

Councillor R. McClure had substituted for Councillor McLeavy for this meeting only.

5 – Minutes

The Minutes of the meeting held on 25th April, 2017 were taken as read and confirmed.

6 – Dixon’s Bakery, Michaelson Road, Barrow-in-Furness

The Assistant Director (Regeneration and Built Environment) reported that following a complaint from a member of the public, the Borough Council Building Control Manager had sought to engage with the property owner seeking voluntary action to repair a section of the decorative stone pediment at the front of the building. So far this had failed and the second alternative would be to serve a Dangerous Structures Notice under the Building Act. The Building Control Manager had delegated powers to do this. This legislation could be complied with by simply removing the dangerous section. However, guidance in the Building Act recommended that Authorities look at other legislation before taking such action, including considering alternative legislation, where the property was either listed or within a Conservation Area.

In this instance, the stone pediment was an important architectural feature on the building which was located in a prominent location within Barrow Island Conservation Area. An alternative would be to serve an Urgent Repairs Notice under Section 76 of the Planning (Listed Buildings & Conservation Areas) Act 1990, “the Act”. This would be aimed at securing a localised repair of the pediment area rather than a full refurbishment of the building.

The building was not listed hence the procedure was for the Authority to approach the Secretary of State to authorise service. There was a minimum 7 day notice to enable the owner to carry out the works as scheduled after which the Authority could carry out the work and reclaim the costs from the owner.

RESOLVED:- That should voluntary action to repair the building not be forthcoming in a suitable timescale, then Members agreed to authorise the service of an Urgent Repairs Notice under Section 76 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

7 – 2 Abbey Way, Barrow-in-Furness

The Principal Planning Officer reported on an application to fell two trees subject of a Tree Preservation Order. The applicant(s) had stated their intention to serve a 5 day fell notice on the Council claiming that the horse chestnut was dangerous and the yew tree was in poor condition. The Council had commissioned specialist reports to advise on the merits of the application. In relation to the horse chestnut, the report detailed the various defects with the tree which were likely to have arisen through root damage during the building of the estate. The report concluded that the tree’s stability was compromised to the extent it could blow over. In relation to the yew tree, the report advised that the tree had suffered trauma, probably when the site was developed, and was in poor condition. Based on its poor appearance and limited life the report advised it was better replaced.

RESOLVED:- That the consent to fell both the horse chestnut tree and the yew tree was agreed on condition that both trees were replaced.

Town and Country Planning Acts

The Assistant Director of Regeneration and Built Environment 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:-

- | | | |
|-----------|------------------|---|
| 8 | 2017/0042 | Removal of existing garage and replacement with larger garage (Amended plans dated 21.03.17) at 11 Beckermat Gardens, Barrow-in-Furness. |
| 9 | 2017/0112 | Ground floor rear and side extension at 12 Yarlside Road, Barrow-in-Furness. |
| 10 | 2017/0051 | Side extension forming ground floor sun room at 7 Barnfield Lane, Barrow-in-Furness. |
| 11 | 2017/0106 | Demolish front porch and build a larger porch incorporating larger window and tie to main roof (amended side elevation plan received 30.03.17) at 5 Newton Road, Newton-in-Furness. |
| 12 | 2016/0914 | Variation of Condition 5 of planning permission 2003/0593 to allow conversion of existing garage into a bedroom at 17 Dowie Close, Barrow-in-Furness. |
| 13 | 2017/0098 | Double and single storey rear extension to provide ground floor living/dining room and first floor bedroom and bathroom at 1 Piel View Grove, Barrow-in-Furness. |
| 14 | 2017/0095 | Single storey side elevation garage with rear elevation kitchen extension and new replacement pitched roof dormer at 75 Croslands Park, Barrow-in-Furness. |
| 15 | 2017/0167 | Erection of a detached garage at The Old Chapel, Tarn Flatt, Marton. |
| 16 | 2017/0116 | Loft conversion to provide two bedrooms, one with en-suite at 79 Dalton Lane, Barrow-in-Furness. |

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- 17 2017/0146** Single storey extension at 47 Dundee Street, Barrow-in-Furness.
- 18 2017/0138** Storm porch at 1 Roa Island, Barrow-in-Furness.
- 19 2017/0151** Change hip roof to a gable roof forming: Front dormer conversion forming bedroom en-suite to 2nd floor side/front sunroom extension at 4 Myrtle Grove, Dalton-in-Furness.
- 20 2017/0152** Detached garage to rear of property at 14 Market Street, Dalton-in-Furness.
- 21 2017/0130** Rear and side extensions forming bedroom 3 and dining room with extending bedroom 2 and bathroom with internal alterations at 51 Leece Lane, Barrow-in-Furness.
- 22 2017/0107** Details of Condition No. 3 (Roller Shutter Design) for Planning Application 2016/0612 External changes including installation of new shop front and auto door, installation of roof edge protection and weather louvres at The Co-operative Food, Roose Road, Barrow-in-Furness.
- 23 2017/0064** Install commercial extraction system to rear elevation at Conservative Association, Abbey Road, Barrow-in-Furness.
- 24 2017/0075** Change of use from a nursery to a residential dwelling including side extension to create extended bedroom at St Anthony's Church, Crossley Street, Askam-in-Furness.
- 25 2017/0142** Application for an approval of details as reserved by Condition No. 13 (foul drainage) and No. 20 (piling environmental risk assessment) of permission 2016/0904 (Material Amendment following grant of planning permission 2016/0372 which permitted the erection of a building containing grid connected electricity storage facility at Former Roosecote Power Station, Rampside Road, Barrow-in-Furness.
- 26 2017/0117** Change of use of part ground floor from a former wine bar (A4) to an office (B1) at Former chambers Wine Bar, 98-100 Duke Street, Barrow-in-Furness.
- 27 2017/0084** Change of use from shop (A1) to an after school educational study centre, Kumon Maths and English (D1) at 3 Lakes Parade, Ennerdale Drive, Barrow-in-Furness.
- 28 2017/0126** Consent to display a non-illuminated threshold sign at National Trust, Hawthwaite Lane, Barrow-in-Furness.

- 29** **2016/0922** Change of use from public house with 15 letting rooms into a house of multiple occupation with 19 letting rooms at 82-84 Church Street, Barrow-in-Furness.
- 30** **2017/0072** Listed Building Consent for installation new concealed commercial extraction system at Conservative Association, Abbey Road, Barrow-in-Furness.
- 31** **2017/0207** Application for approval of details reserved by Condition No.14 (boundary treatment) and No.17 (public art provision) of planning permission B12/2015/0840 Demolition of extensions to former school with retention of listed building. Construction of new 2 storey extension with rooftop plantroom linked at bottom floor levels. Existing Building refurbished and with new extension to provide new primary care centre at Former Alfred Barrow School, Duke Street, Barrow-in-Furness.
- 32** **2017/0210** Application for approval of details reserved by Condition No. 5 (verification scheme) for permission 2016/0897 (Application for removal of condition no. 3 of planning permission 2012/0377 (Application for a new planning permission to replace an extant planning permission 2008/0957 - Erection of 57 residential properties (31 houses and 26 flats – Resubmission of 2008/0222) at Former Strand Engineering, Ironworks Road, Barrow-in-Furness.

The following application was a County Matter:-

- 33** **2017/9002** Creation of a 130 metre length access road (County Matter) at Greenscoe Quarry, Askam Road, Dalton-in-Furness.

The following application was refused:-

- 34** **2017/0103** Erection of a two storey rear extension forming ground floor extended kitchen with bedroom over at 19 Union Street, Dalton-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 Assistant Director of Regeneration and Built Environment reported on the following planning applications:-

35 – Washington Hotel, Roose Road, Barrow-in-Furness

From Mr A. Cooke, Blake Henderson in respect of the conversion of a former public house (Class A4) to a house in multiple occupation with 22 units (Sui Generis) and 10 self contained apartments (C3) with the formation of a car park at Washington Hotel, Roose Road, Barrow-in-Furness as shown on plan number 2017/0029.

Representations received and the results of consultations were reported.

The applicant attended the meeting and made representations to the Committee.

RESOLVED:- That planning permission be granted subject to the Standard Duration Limit and the following conditions:-

Compliance with Approved Plans

1. The development shall be carried out and completed in all respects in accordance with the application dated 22.12.16 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent; 09102/BR/ 004 D, 005 D, 006 C, 010 B & 'Proposed Site Plan dated 22/12/16.'

Reason

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

Pre-commencement Conditions

2. Notwithstanding the plans hereby approved, no development shall be commenced until details of the proposed Sustainable Drainage System including the permeable surfaced car park have been submitted to and approved in writing by the Planning Authority. The details should include an assessment of the ground conditions including any percolation tests with the findings submitted. If the ground conditions are impracticable for infiltration only then shall connection to the combined sewer be considered as a point of discharge.

Reason

In order to ensure that the site is adequately drained in the absence of a dedicated surface water sewer and in accordance with the sustainability aims of the NPPF.

During Building Works

3. Prior to commencement of the access a 2 metre X 2 metres pedestrian visibility sight splay as measured from the highway boundary (or footway), shall be provided on both sides of the vehicular access. There shall be no obstruction above a height of 600m as measured from the finished surface of the access within the area of the visibility sight splays thereafter.

Reason

To provide adequate inter-visibility between the pedestrians and users of the access and the existing public highway safety and convenience of users of the highway and of the access.

4. The whole of the access area bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highway Authority.

Reason

In the interests of highway safety.

5. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 5 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason

In the interests of highway safety.

6. The development shall be carried out in strict accordance with the document entitled 'The Town Planning Experts: Flood Risk Assessment/Flood Risk Warning and Evacuation Plan, The Former Washington Hotel, Roose Road Barrow-in-Furness' dated 17th March 2017. The specified resilience/mitigation measures detailed within must be incorporated within the development.

Reason

In order to ensure that the development complies with current policy and guidance on flood risk as found in the NPPF and NPPG.

Before Occupation

7. Before the development is occupied the existing access to the highway (which is not marked on the accompanying plan but which is located between the entrance to the courtyard and the pedestrian entrance on Cambridge Street) shall be permanently closed and the highway crossing and boundary shall be reinstated in accordance with details which have been submitted to and approved by the Local Planning Authority.

Reason

To minimise highway danger and for the avoidance of doubt.

36 – Walney Conti, Promenade, Barrow-in-Furness

From Mr Christos Alexandrou in respect of the change of use to incorporate land within church grounds into the curtilage of the Walney Conti hot food takeaway with the creation of rear storage area for refrigerators (amended description) at Walney Conti, Promenade, Barrow-in-Furness as shown on plan number 2017/0037.

Representations received and the results of consultations were reported.

RESOLVED:- That planning permission be granted subject to the Standard Duration Limit and the following condition:-

Compliance with Approved Plans

1. The development shall be carried out and completed in all respects in accordance with the application form as amended, dated 16/01/17 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent; MEJ/2016/191 002, 003, 004 Issue 2, 005 Issue 2, 006 Issue 2.

Reason

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

37 – Fishers Yard, Church Street, Barrow-in-Furness

From Mr A Gliga in respect of the change of use from car sales to a steam car wash at Fishers Yard, Church Street, Barrow-in-Furness as shown on plan number 2017/0053.

Representations received and the results of consultations were reported.

RESOLVED:- 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 3rd February 2017 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent: Location Plan, site plan, additional information 31.1.17, surface water drainage 19.2.17

Reason

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

Operational Conditions

3. The use hereby approved shall cease to operate from 1800 hours and not re-open until 0800 hours the following day (Monday to Saturday) and Sunday operating hours will be restricted to between 1000 hours and 1600 hours.

Reason

To protect the residential amenities of the area.

38 – Hayeswater Drive, Cemetery Hill, Dalton-in-Furness

From MT Wood and Sons Ltd in respect of a residential development of 13 dwellings at Hayeswater Drive, Cemetery Hill, Dalton-in-Furness as shown on plan number 2016/0126.

Representations received and the results of consultations were reported.

RESOLVED:- 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 in accordance with the application dated 27th January 2016 as amended (reduced to 13 dwellings) and the hereby approved plans;
Site layout Plan Ref 3296-P102 Rev E
Plans and Elevations P103A, 104A, 105A, 106A
Proposed Road layout Ref 16165/01.1E
Proposed Road levels 01.2B
Carriageway Longitudinal Section 01.3A
Construction details 1 of 2 04.1C
Construction details 2 of 2 04.2
Road Improvements 01.5B
Drainage Layout 02.1D
Percolation Test Locations 02.3A
Highway Soakaway Detail 02.4D
Exceedance Route 02.5B
Surface Water Drainage Strategy Rev C dated 27/04/2017
Except where amended by any of the conditions below:

Conditions recommended by Environmental Health re: ground investigations

3. The Preliminary Investigation has identified potential unacceptable risks, a Field Investigation and Risk Assessment, conducted in accordance with established procedures (BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and Model Procedures for the Management of Land Contamination

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(CLR11)), shall be undertaken to determine the presence and degree of contamination and must be undertaken by a suitably qualified contaminated land practitioner. The results of the Field Investigation and Risk Assessment shall be submitted to and approved by the Local Planning Authority before any development begins.

4. Where contamination is found which poses unacceptable risks, no development shall take place until a detailed Remediation Scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remedial options and proposal of the preferred option(s), all works to be undertaken, proposed remediation objectives, remediation criteria and a verification plan. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.
5. The approved Remediation Scheme shall be implemented and a Verification Report submitted to and approved in writing by the Local Planning Authority, prior to occupation of the development.
6. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and Field Investigations shall be carried out. Where required by the Local Planning Authority, remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to occupation of the development.
7. No soil material is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material should be submitted to and approved by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out as per the agreed methodology with verification of its completion submitted to and approved in writing by the Local Planning Authority.
8. The Construction Management Method Statement covering all phases of the development and taking account of all contractors or sub-contractors shall have been submitted and approved by the Planning Authority, prior to the commencement of the development. The Method Statements will be expected to include the following:
 - Details of phasing of the construction work including a programme of work for the demolition and construction phase;

- A Traffic Management Plan to include all traffic associated with the development, including site and staff traffic;
- Procedures to monitor and mitigate noise and vibration from the construction and demolition and to monitor any properties at risk of damage from vibration, as well as taking into account noise from plant, machinery, vehicles and deliveries, with reference to BS 5228 - Code of practice for noise and vibration control on construction and open sites. All measurements should make reference to BS 7445 - Description and measurement of environmental noise;

Hours of working and deliveries;

- Mitigation measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, dust and light pollution;
- Mitigation measures to control the emissions of dust and dirt during construction and demolition;

A written procedure for dealing with complaints regarding the construction or demolition; A site log book to record details and action taken in response to exceptional noisy incidents or dust-causing episodes. It should also be used to record the results of routine site inspections;

- Details of lighting to be used on site;
- Mitigation measures to ensure that no harm is caused to protected species during construction;
- The provision of facilities for the cleaning of vehicle tyres where haul routes meet the public highway to avoid deposition of mud/debris on the public highway and the generation of dust.

Highway conditions

9. No dwellings shall be occupied (unless in accordance with a scheme of phasing previously submitted to and approved in writing by the Planning Authority) until the estate road, including footways, has been constructed in all respects to base course level, and street lighting has been provided and brought into full operational use in accordance with details approved under condition 10 below, including any scheme of phasing.

Reason

To ensure a suitable standard of provision for pedestrians and vehicles associated with the development.

10. The carriageway, footways and footpaths shall be designed, constructed, drained and lit to an adoptable standard including the widening of the existing section of Hayeswater Drive where shown and in respect of all these matters further details, including a full specification, setting out plan, lighting details, longitudinal and cross

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sections, and details of phasing shall have been submitted to and approved in writing by the Planning Authority prior to the layout out of the approved estate roads. The development shall then proceed in accordance with the approved details.

Reason

To ensure a suitable standard of provision for pedestrians and vehicles associated with the development.

11. Prior to the occupation of the 8th dwelling a programme for the completion of the estate roads including footways and the widening of the existing of Hayeswater Drive where shown on the Site layout Plan ref 3296-P102E shall have been submitted to and approved in writing by the Planning Authority and the estate roads shall then be completed in accordance with the approved programme and the details approved under condition 6 above.

Reason

To ensure a suitable standard of provision for pedestrians and vehicles associated with the development.

Tree protection/landscaping condition

13. Prior to the commencement of any development, the following measures must be met to safeguard the trees that are present on site including those subject to Tree Preservation Order 2016 No. 2; a) Fencing in accordance with the scheme submitted to and approved by the Planning Authority must be erected around each tree or group of trees to define the Root Protection Area. This fencing must be as specified by the Arboriculturalist's Report dated 14/04/2016 which accompanied the application and at a radius from the trunk of each tree as defined by BS5837:2012. b) No excavations, site works, trenches, channels, pipes, services, temporary buildings used in connection with the development or areas for the deposit of soil or waste or for storage of construction materials, equipment or fuel shall be sited within the root protection area of any tree.

Reason

In order to ensure that damage does not occur to the trees during building or engineering operations.

14. Prior to the completion of the external envelope of any dwelling a landscape scheme for the site, showing the trees, shrubs and hedgerows, including verges and other open spaces, together with details of a timetable for implementation, (including any phasing of such a scheme) must be submitted to and approved in writing by the Planning Authority. The scheme shall be submitted on a plan not

greater than 1:500 in scale and shall contain details of numbers, locations and species of plants to be used. The scheme shall be implemented in accordance with the approved details, and all planting and subsequent maintenance shall be to current British Standards.

Conditions recommended by the Lead local Flood Authority

15. Prior to the completion of the external envelope of any dwelling details of measures to address the exceedance route as shown on 'Exceedance Route ref 16165/02.5B' in the direction of Olive Close as commented in the response of the LLFA dated 12/05/2017, including a programme for delivery, shall have been submitted to and approved in writing by the Planning Authority and the measures shall then be carried out in accordance with the approved details and programme.

Reason

To address any risk of flood in excess of a 1 in 100 year storm event

16. Foul and surface water drainage shall be provided in accordance with approved Surface Water Drainage Strategy CN 16165Rev C dated 27/04/2017, Drainage layout 16165/02.1D and Highway Soakaway Detail 16165/02.5B in accordance with a scheme of phasing which must have first been submitted to and approved in writing with the Planning Authority.

Reason

To ensure that the approved drainage is provided at the appropriate time.

Footway link condition

17. A footpath link shall be provided in between the approved estate road and Hollygate Road as shown on 'Site Layout Plan ref 3296-P102E' and in accordance with further details of surfacing, lighting, levels, fencing, drainage and a programme for its delivery and which shall have been submitted to and approved in writing by the planning authority prior to the occupation of the 8th dwelling and including for this purpose any dwelling on plots 11 and 12.

Reason

To accord with saved policy E17 which seeks to ensure where feasible that development schemes contribute to an improvement in conditions for pedestrians and policy DS2 of emerging plan.

39 – Linmoor, Ireleth Brow, Ireleth, Askam-in-Furness

From D. A. Lindow and Son in respect of an application for the retention of a detached bungalow without complying with Condition 2 of planning permission 1991/0893 (occupancy limitation on approved agricultural workers dwelling) (accompany unilateral obligation seeks to impose occupancy limitation on adjacent dwelling) at Linmoor, Ireleth Brow, Ireleth, Askam-in-Furness as shown on plan number 2017/0143.

Representations received and the results of consultations were reported.

RESOLVED:- That on completion of an obligation/undertaking under Section 106 of the Act to secure the imposition of an agricultural workers occupancy limitation on 'Far Old Park' to the satisfaction of the Planning Manager that planning permission be granted in accordance with the application dated 16/02/2017.

40 – Car Park, The Strand, Barrow-in-Furness

From Miss Gemma Lang, Parking Eye Ltd in respect of the retention of automatic number plate recognition cameras to monitor the access and egress of vehicles to provide a car parking management system at Car Park, The Strand, Barrow-in-Furness as shown on plan number 2017/0149.

Representations received and the results of consultations were reported.

RESOLVED:- That retrospective planning permission be granted subject to the Standard Duration Limit and the following conditions:-

Compliance with Approved Plans

1. The development shall be carried out and completed in all respects in accordance with the application dated 27.02.2017 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent: C-0000-003 Rev A & 004, Rev A S-0000-001-Rev A c-18209-002-Rev A.

Reason

To ensure that the development is carried out only as indicated on the drawings approved by the Planning Authority in the interests of the appearance of the development and the visual amenity of the area.

Operational Conditions

2. Within 56 days of the equipment no longer providing a service, the equipment and all ancillary fittings and fixtures including any separate structures, shall be removed from the site and the land reinstated to its previous state.

Reason

In the interests of the visual amenity of the area.

41 – 5 Torver Row, Dalton Fields Lane, Dalton-in-Furness

From Mrs Paula Madigan in respect of a single storey rear extension forming bedroom and en-suite at 5 Torver Row, Dalton Fields Lane, Dalton-in-Furness as shown on plan number 2017/0173.

Representations received and the results of consultations were reported.

RESOLVED:- 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 7th March 2017 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent: 1-PM-8 to 9-PM-8 inclusive.

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 extension hereby permitted shall be of the same type, colour, and texture as those used in the existing building.

Reason

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

Before Occupation

4. Prior to its beneficial occupation the external walls of the extension shall be completed and finished as shown on the plans attached to this consent, unless the Planning Authority agrees to any variation.

Reason

In order to protect the visual amenities of the area.

42 – 289 Rawlinson Street, Barrow-in-Furness

From Mr Haydar Orman in respect of the change of use from dwelling house (C3) to sandwich bar (A1) at 289 Rawlinson Street, Barrow-in-Furness as shown on plan number 2017/0174.

Representations received and the results of consultations were reported.

RESOLVED:- 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 7th March 2017 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent: 1-HO-5 to 5-HO-5 inclusive.

Reason

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

Operational Conditions

3. The use hereby approved shall cease to operate from 2200 hours and not re-open until 0630 hours the following day.

Reason

To protect the residential amenities of the area from noise and disturbance at night-time and in the early morning.

43 – Proposed House Adjacent to Yarlside Stores, Yarlside Road, Barrow-in-Furness

From Mr Jamie Kemp in respect of the erection of a two bedroom detached house with forecourt parking at proposed house adjacent to Yarlside Stores, Yarlside Road, Barrow-in-Furness as shown on plan number 2017/0195.

Representations received and the results of consultations were reported.

RESOLVED:- That planning permission be granted subject to the Standard Duration Limit and the following conditions:-

Compliance with Approved Plans

1. The development shall be carried out and completed in all respects in accordance with the application dated 13.03.17 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent; 6169/01, 6169/02, 6169/03, 6169/04.

Reason

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

Pre-commencement Conditions

2. No development shall take place until a Preliminary Investigation (desk study, site reconnaissance and preliminary risk assessment), to investigate and assess the risk of potential contamination, is submitted to and approved in writing by the Local Planning Authority. This investigation must be undertaken by a suitably qualified contaminated land practitioner, in accordance with established procedures (BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and Model Procedures for the Management of Land Contamination (CLR11)).

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems. It is required as a pre-commencement condition to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved policy D56 of the Local Plan Review 1996-2006.

3. If the Preliminary Investigation identifies potential unacceptable risks, a Field Investigation and Risk Assessment, conducted in accordance with established procedures (BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and Model Procedures for the Management of Land Contamination (CLR11)), shall be undertaken to determine the presence and degree of contamination and must be undertaken by a suitably qualified contaminated land practitioner. The results of the Field Investigation and Risk Assessment shall be submitted to and approved by the Local Planning Authority before any development begins.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved policy D56 of the Local Plan Review 1996-2006.

4. Where contamination is found which poses unacceptable risks, no development shall take place until a detailed Remediation Scheme has been submitted to and approved in writing by the Local Planning

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Authority. The scheme must include an appraisal of remedial options and proposal of the preferred option(s), all works to be undertaken, proposed remediation objectives, remediation criteria and a verification plan. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved policy D56 of the Local Plan Review 1996-2006.

During Building Works

5. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and Field Investigations shall be carried out. Where required by the Local Planning Authority, remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to occupation of the development.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved policy D56 of the Local Plan Review 1996-2006.

6. No soil material is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material should be submitted to and approved by the Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out as per the agreed methodology with verification of its completion submitted to and approved in writing by the Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved policy D56 of the Local Plan Review 1996-2006.

Before Occupation

7. The development shall not be brought into use until visibility splays providing clear visibility of 2 metres x 33 metres measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the County Highways. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes, or other plants shall be planted or be permitted to grow within the identified visibility splays.

Reason

To ensure that in the interests of the safety of highway users a suitable standard of access for the development exists at all times and in order to minimise potential hazards 8. The access drive shall be surfaced in permeable bound materials and shall be constructed and completed before the development is occupied/ brought into use.

Reason

In the interests of highway safety

9. The approved Remediation Scheme shall be implemented and a Verification Report submitted to and approved in writing by the Local Planning Authority, prior to occupation of the development.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved policy D56 of the Local Plan Review 1996-2006.

Operational Conditions

10. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modifications) and with the exception of those hereby approved, no opening of any kind shall be made in the north or south facing side elevations of the permitted dwelling without the prior express consent of the Planning Authority.

Reason

In order to protect the residential amenities of neighbouring properties from overlooking or perceived overlooking.

11. The parking spaces and access thereto must be reserved for the parking of private motor vehicles and no permanent development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and 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.

44 – Isle of Walney Community Growing Space, Mill Lane, Barrow-in-Furness

From Miss H. Brackston, Art Gene in respect of the siting of a storage container on a field used as a community growing space at Isle of Walney Community Growing Space, Mill Lane, Barrow-in-Furness as shown on plan number 2017/0196.

Representations received and the results of consultations were reported.

RESOLVED:- That planning permission be granted subject to the Standard Duration Limit and the following conditions:-

Compliance with Approved Plans

1. The development shall be carried out and completed in all respects in accordance with the application dated 20.3.2017 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent:
drawing no. 02 (site plan and details)

Reason

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

Pre-commencement Conditions

No conditions of this type

During Building Works

No conditions of this type

Before Occupation

No conditions of this type

Operational Conditions

2. Within 6 weeks of the cessation of the current use, or such other time as may be agreed by the Local Planning Authority, the shipping container shall be removed from the site and the area of land on which it is sited returned to its prior state.

Reason

In the interests of the character and appearance of the area and the open countryside setting and to avoid the adverse impact that could arise if an abandoned container is left on the site long-term and allowed to deteriorate.

45 – Ship Street, Barrow-in-Furness

From Mr C. Jones, Barrow Borough Council in respect of a Non Material Amendment following grant of planning permission B29/2014/0429 (Refurbishment of the public realm including hard and soft landscaping, public art, new street furniture, and traffic management measures) to allow a change of red asphalt to black asphalt to connecting footpaths on all sides of flats and through the park and surrounding highways at Ship Street, Barrow-in-Furness as shown on plan number 2017/0229.

Representations received and the results of consultations were reported.

RESOLVED:- That the non material amendment be agreed:-

Schedule of approved plans

- 605-L-102 Revision P1
- 605-L-200 Revision P1
- 605-L-201 Revision P1
- 605-L-202 Revision P1

46 – 37 Glenridding Drive, Barrow-in-Furness

From Mr H. Smith in respect of the proposed front and rear dormers forming first floor bedrooms (Front dormer design amended 14.2.17) at 37 Glenridding Drive, Barrow-in-Furness as shown on plan number 2017/0055.

Consideration of this item had been deferred at the meeting on 25th April, 2017 to enable a site visit to be undertaken.

RESOLVED:- That planning permission be granted subject to the Standard Duration Limit and the following conditions:-

2. The development hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 23/01/2017 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent:
WAW 1776 3A, 4A, 5A, 5AA, 6A, 7A, 8B, 9A, 10A, 11A, 12A

Reason

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

3. The front and side elevations of dormers hereby approved shall be clad in a vertically hung in roof tiles of a colour and texture to match the existing roof covering of the property, prior written details and a sample of which shall be submitted to and approved in writing by the Planning Authority. The subsequently approved treatment 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.

4. The roof of the front dormers hereby approved shall be covered in matching materials to the host property.

Reason

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

5. Prior to the beneficial occupation of the development the upper floor side landing window must be permanently fitted with a non-opening window that is obscurely glazed with an obscurity rating of no less than level 4 from the Pilkington glass range (or an equivalent range and rating subject to prior agreement with the Planning Authority) and thereafter permanently retained unless the Planning Authority gives prior written consent to any variation.

Reason

In order to protect the residential amenities of neighbouring properties from overlooking or perceived overlooking.

47 – South Lakes Safari Zoo Ltd, Melton Terrace, Lindal-in-Furness

The Chair advised the Committee that this application had been deferred until the next meeting.

48 – 17 Kestrel Drive, Dalton-in-Furness

From Mr John Duffy in respect of an application for works to four trees subject to Tree Preservation Order 2008 No. 1 including crown raising, thinning and reduction works at 17 Kestrel Drive, Dalton-in-Furness as shown on plan number 2017/0200.

Representation received and the results of consultations were reported.

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

RESOLVED:- It was unanimously agreed that planning permission be refused for the following reasons:-

1. The trees contribute significantly to the public amenities of the area given their attractive form and size. Their value has been recognised in appeal decisions particularly appeal ref APP/TPO/W0910/1837 dated October 2011. The proposed general reduction work to T1, T2 and T3 will remove foliage bearing twigs which once removed to the proposed extent will result in some of the sap wood that supplied them becoming physiologically dysfunctional leading to the risk of decay. It is generally accepted that removing life foliage bearing twigs is not beneficial to trees though it may be justified in certain circumstances. No such justification has been supplied.
2. With regards to T1 oak, the justification to remove over hanging branches from neighbouring property and to allow more light has not been proven. The over hanging branches do not appear to raise any issues and the tree is not considered to affect natural lighting to any significant extent:
3. Re: T2 & T3 sycamore, the justification is to balance the tree, prevent growing towards applicant and neighbours property and to allow more light. The trees have asymmetric crowns due to growing close to each other. No evidence has been submitted to justify why this natural growth raises any particular issues. The trees are not considered to affect natural lighting and the works would not appear to alter light levels given their remaining height and proximity.

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4. T4 Sycamore; the justification is to allow access for vehicles to the side of the property and to prevent the branches growing towards the garage and guttering. The proposed works are considered excessive for this purpose which could be achieved by removing the lowest branch and shortening the adjacent branch.

49 – Withdrawn Application

The following application had been withdrawn:-

2017/0048 – Application for works to tree subject of Tree Preservation Order 1995 No. 3 to fell Copper Beach Tree numbered T2 on plan at Bankfield Hall, Tippins Lane, Ireleth, Askam-in-Furness

The meeting closed at 3.50 p.m.

PLANNING COMMITTEE

Meeting: Tuesday 13th June, 2017
at 2.30 p.m. (Drawing Room)

PRESENT:- Councillors M. A. Thomson (Chair), C. Thomson (Vice-Chair), Blezard, Gawne, Hamilton, Husband, McEwan, McLeavy, Murphy, Murray Seward and Thurlow.

Officers Present:- Charles Wilton (Principal Planning Officer), and Jon Huck (Democratic Services Manager).

50 – Declarations of Interest

Councillor McLeavy declared a disclosable pecuniary interest in Planning Application No. 2016/0780 – Walney Airfield, Red Ley Lane, Barrow-in-Furness (Minute No. 76) as the applicant was an employee of BAE. He left the meeting during consideration of the item.

Councillor Thurlow declared an interest in Planning Application No. 2017/0147 – South Lakes Safari Zoo, Melton Terrace, Lindal-in-Furness (Minute No. 74) as the applicant had undertaken work representing local residents. She left the meeting during consideration of the item.

51 – Apology for Absence/Attendance of Substitute Member

An apology for absence was received from Councillor Derbyshire.

Councillor Hamilton had substituted for Councillor Derbyshire for this meeting only.

52 – Minutes

The Minutes of the meeting held on 23rd May, 2017 were taken as read and confirmed.

53 – Appointments on Outside Bodies, Panels, Working Groups etc.

The Committee were reminded that at the Annual Council meeting on 16th May, 2017 the allocation of seats in respect of Forums, Panel, Working Groups etc. had been agreed.

Members were requested to appoint Members to the Planning Panel in accordance with the notional seat allocations for 2017/18 which had been agreed as follows:-

Five Seats (4 Labour: 1 Conservative)

RESOLVED:- To agree to appoint Councillors Blezard, Husband, McLeavy, M. A. Thomson and C. Thomson to the Planning Panel for 2017/18.

Town and Country Planning Acts

The Assistant Director of Regeneration and Built Environment 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:-

- | | | |
|-----------|------------------|--|
| 54 | 2017/0055 | Proposed front and rear dormers forming first floor bedrooms (front dormer design amended 14.2.17) at 37 Glenridding Drive, Barrow-in-Furness. |
| 55 | 2017/0097 | Part 2 storey and part single storey side extension to provide additional kitchen, utility room and bathroom at 2 Burns Avenue, Barrow-in-Furness. |
| 56 | 2017/0059 | Single storey side extension to form kitchen/diner at 7 Thorncliffe Road, Barrow-in-Furness. |
| 57 | 2017/0111 | Single storey rear extension to provide ground floor kitchen and living area. Rebuild of front porch at 15 Maylands Grove, Barrow-in-Furness. |
| 58 | 2017/0159 | Addition of a conservatory to bungalow at The Croft, Hawcoat Lane, Barrow-in-Furness. |

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- 59 2017/0156** Consent to display one illuminated fascia sign, one illuminated projection sign and non illuminated window vinyl signs at 189-191 Dalton Road, Barrow-in-Furness.
- 60 2017/0220** Application for removal of conditions no. 2 and no. 3 of planning permission 1997/0916 to allow for an increase in the range of non-food goods to be sold from the site at Units F and G Hollywood Park, Hindpool Road, Barrow-in-Furness.
- 61 2017/0148** Consent to display 2 internally illuminated fascia signs, 1 illuminated hanging sign and 4 non illuminated information signs – replacement of existing signage at 104-106 Duke Street, Barrow-in-Furness.
- 62 2017/0020** Application for approval of details reserved by condition no. 3 (remediation scheme) and no. 7 (surface water disposal scheme) of planning permission 2015/0610 (Internal re-modelling of existing changing block at Cavendish Park, Island Road, Barrow-in-Furness.
- 63 2017/0179** Application for a lawful development certificate for a proposed use or development (CLOPUD) for a single storey rear flat roof extension at 24 Summerhill Gardens, Barrow-in-Furness.
- 64 2017/0198** Provision of enclosure for compressed air system to north west of centralised training facility building at Proposed Centralised Training Facility at Buccleuch Dock Road, Barrow-in-Furness.
- 65 2017/0221** Shopfront alterations to Units F and G and addition of loading pod, ramp and plant to rear service yard at Units F and G Hollywood Park, Hindpool Road, Barrow-in-Furness.
- 66 2017/0192** Demolition of existing kitchen and erection of new single storey kitchen and garden room extension – resubmission of 2016/0170 at 31 Wheatclose Road, Barrow-in-Furness.
- 67 2017/0197** Erection of a single storey side extension forming kitchen, utility room and wc – re-submission of 2016/0100 in a revised form at 90 Black Butts Lane, Barrow-in-Furness.
- 68 2017/0205** Application for approval of details reserved by condition no. 8 (Landscape plan and planting arrangements) of planning permission 2016/0897 (Application for removal of condition no. 3 of planning permission 2012/0377 – 57 residential dwellings) at Former Strand Engineering, Ironworks Road, Barrow-in-Furness.
- 69 2017/0211** Application for a non-material amendment following a grant of planning permission B02/2014/0299 (Development of a 29,854sqm Strategic Bulk Store, gatehouse, parking, perimeter fencing, creation of new access points, closure of existing

access points, landscaping and associated infrastructure and other works.) to allow for the repositioning of the boundary fence to land within BAE's ownership at Resolution Building, Dova Way, Barrow-in-Furness.

- 70 2017/0170** Change of use to patient and family support services with associated administrative offices and retail space for the sale of furniture and other non-food items at Agrilek, Duke Street, Barrow-in-Furness.

The following application was disposed:-

- 71 2016/0446** Proposed two storey extensions to the side and rear at 13 Lyndale Avenue, Barrow-in-Furness.

The following applications were refused:-

- 72 2017/0103** Prior approval for a proposed change of use of agricultural building to a dwelling-house (C3) and associated operational development – Conversion of redundant barn into a 4 bedroom dwelling-house on land adjacent to Greenscoe Park (Barn), Greenscoe, Askam-in-Furness.

- 73 2017/0264** Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for the construction of a fenced outdoor cycle track at Urban Extreme, James Freel Close, 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 Assistant Director of Regeneration and Built Environment reported on the following planning applications:-

74 – South Lakes Safari Zoo, Melton Terrace, Lindal-in-Furness

From Ms Karen Brewer, South Lakes Safari Zoo in respect of a non material amendment following grant of planning application 2010/0712 to regularise the development as built comprising revised position for a visitor centre, a larger store building within delivery yard, and revised positions of the Africa House and the childrens play barn (amended description) at South Lakes Safari Zoo, Melton Terrace, Lindal-in-Furness as shown on plan number 2017/0147.

The results of consultations were reported.

Consideration of this item had been deferred at the meeting on 23rd May, 2017.

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

An objector attended the meeting and made representations to the Committee.

RESOLVED:- It was unanimously agreed that the development hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 21/02/1017, and hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent.

Location Plan Ref: Figure 1 Rev 0

Layout Plan Ref: SLZ 201 Rev 0

Drawings Ref; P4392-01, P4398-01, P4206-01 Rev C, P4395-01

Reason

In order to link the permission to the submitted application and as recommended by the DCLG document 'Greater Flexibility for Planning Permissions'.

75 – Former Roose Garden Centre, Flass Lane, Barrow-in-Furness

From Mr D. Barnes, Roose Homes Ltd in respect of the erection of two detached dwellings and 4 houses in lieu of 12 flats and parking area including associated site works at Former Roose Garden Centre, Flass Lane, Barrow-in-Furness as shown on plan number 2017/0225.

The results of consultations were reported.

RESOLVED:- It was unanimously agreed that 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 30.03.17 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent; 100/01 ANz 500/01 ANz(1) House Type OU House Type KK3S REV AM M&P Gadsden Flood Risk Appraisal, ref CN 16004.

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 carriageway, footways, footpaths, cycleways etc. shall be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is complete.

Reason

To ensure a minimum standard of construction in the interests of highway safety.

4. Full details of the surface water drainage system shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

During Building Works

5. Unless the Planning Authority gives prior written agreement that this is impractical to do so, all drainage must be on the separate system with all foul drainage connected to the foul sewers and only uncontaminated surface water connected to the surface water system.

Reason

In order to ensure that the site is adequately drained and in order to control the potential for pollution of the water environment.

6. The development must be carried out in accordance with the approved Flood risk Assessment (FRA) dated 13th February, 2017, produced by M&P Gadsden Consulting Engineers, ref CN 16004. The FRA and Site Layout Plans 100/01 ANz and 500/01 ANz(1) confirm that finished floor levels will increase from 7.4mAOD to 8mAOD. Where any properties have a floor level below 8mAOD additional protection in the form of flood protection doors to all door openings must be installed as detailed in the FRA.

Reason

In order to ensure that the development complies with current advice on flood risk as found in the NPPF and NPPG.

Before Occupation

7. Prior to the beneficial occupation of any part of the development, a landscape scheme for the site, showing the trees, shrubs and hedgerows, including verges and other open spaces, together with details of a timetable for implementation, (including any phasing of such a scheme) must be submitted to and approved in writing by the Planning Authority. The scheme shall be submitted on a plan not

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greater than 1:500 in scale and shall contain details of numbers, locations and species of plants to be used. The scheme shall be implemented in accordance with the approved details, and all planting and subsequent maintenance shall be to current British Standards.

Reason

In the interests of the visual amenities of the area.

8. No dwellings shall be occupied until the estate road including footways and cycleways to serve such dwellings has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason

In the interests of highway safety.

9. Prior to the beneficial occupation of the dwellings, the access, parking and turning requirements must be constructed in accordance with the approved plan. Any such access, parking and/or turning provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior consent of the Local planning Authority.

Reason

To ensure a minimum standard of access provision when the development is brought into use.

Operational Conditions

10. The parking spaces and access thereto 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.

76 – Walney Airfield, Red Ley Lane, Barrow-in-Furness

From Mr S. Robson, BAE Systems Marine Ltd in respect of the proposed upgrades to the current Aerodrome facilities and infrastructure, including: aircraft hangar (to house 4 Nos. Kingair Aircraft); vehicle garage (to house airport support vehicles, fire engine, fuel bowser, bobcat, grass cutting machinery etc.); terminal and support building with Air Traffic Control (ATC) tower (integral to and annexe off new hangar building); car park and upgrade of existing roadway; aircraft apron hard standing to connect new hangar to existing taxiways; and upgraded utilities and building services. All of the works are required to comply with the Civil Aviation Authority (CAA) at Walney Airfield, Red Ley Lane, Barrow-in-Furness as shown on plan number 2016/0780.

The results of consultations were reported.

RESOLVED:- It was unanimously agreed that 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 21/10/16 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent. Ecological Appraisal – Walney Island Aerodrome and Associated Infrastructure Ref BOW17.705, Version 1, dated 12th September, 2016. Walney Island Aerodrome – Surface Water Drainage Strategy & Foul Sewerage Assessment' Ref R/161553/F001, Issue 2, dated April 2017. (Outline) Construction Method Statement (as updated), Walney Island Aerodrome, received 10th May, 2017 'Planning Statement for external lighting' (received 02/02/17) Schedule of plans –X0298/UKP: A201 G A202 H A203 H A204 H A215 H A301 F A302 F A303 A305 B A306 B A314 F A401 H A402 H A405 B A405 B A406 B A501 B C02 B C04 B C07 B E01 A E02 B S01 C S02 C S03 D S05 B S07 B S18 F S19 B.

Reason

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

Pre-commencement Conditions

3. Prior to the beneficial occupation of any part of the development, a landscape scheme for the site, showing the trees, shrubs and hedgerows, including verges and other open spaces, together with details of a timetable for implementation, (including any phasing of such a scheme) must be submitted to and approved in writing by the Planning Authority. The scheme must incorporate the recommendations of Section 5.2 of the 'Ecological Appraisal – Walney Island Aerodrome and Associated Infrastructure3' Ref BOW 17.705,

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Version 1, dated 12th September, 2016. It shall be submitted on a plan not greater than 1:500 in scale. It must contain details of numbers, locations and species of plants to be used. The scheme shall be implemented in accordance with the approved details, and all planting and subsequent maintenance shall be to current British Standards.

Reason

In the interests of the visual amenities of the area and in order to enhance and safeguard the wildlife interests of the site.

4. The perimeter fence as detailed on drawing S19 re4v B must incorporate a manufacturer-applied dark colour, the details of which must be submitted to and approved in writing, by the Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved details 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.

5. No development shall take place until a Preliminary Investigation (desk study, sit reconnaissance and preliminary risk assessment), to investigate and assess the risk of potential contamination, is submitted to and approved in writing by the Local Planning Authority. This investigation must be undertaken by a suitably qualified contaminated land practitioner, in accordance with established procedures (BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and Model Procedures for the Management of Land Contamination (CLR11)).

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved policy D56 of the Local Plan Review 1996-2006.

6. If the Preliminary Investigation identifies potential unacceptable risks, a Field Investigation and Risk Assessment, conducted in accordance with established procedures (BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and Model Procedures for the Management of Land Contamination (CLR11)), shall be undertaken to determine the presence and degree of contamination and

must be undertaken by a suitably qualified contaminated land practitioner. The results of the Field Investigation and Risk Assessment shall be submitted to and approved by the Local Planning Authority before any development begins.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved policy D56 of the Local plan Review 1996-2006.

7. No development approved by this consent shall be commenced until a Traffic Management Plan, incorporating measures to actively manage and minimise the impact of vehicles associated with the construction and subsequent operation of the development upon the local environment, has been submitted to and approved in writing by, the Planning Authority. The subsequently approved measures shall be implemented in accordance with the approved details including any scheme of phasing subject to prior written agreement with the Planning Authority.

Reason

In order to minimise the environmental impacts of traffic associated with the development, and in the interests of highway safety.

8. No development shall take place until a Construction Environmental Method Statement has been submitted to, and approved in writing by, the Planning Authority, in line with the principles detailed in the (Outline) Construction Method Statement (as updated), Walney Island Aerodrome, received 10th May, 2017. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for all of the following:
 - Procedures to monitor and mitigate noise and vibration from the construction and to monitor any properties at risk of damage from vibration, as well as taking into account noise from plant, machinery, vehicles and deliveries, with reference to BS 5228 – Code of Practice for noise and vibration control on construction and open sites. All measurements should make reference to BS 7445 – Description and measurement of environment noise;
 - Hours of working and deliveries'
 - Storage of plant and materials used in constructing the development;
 - Mitigation measures to reduce adverse impacts from construction compounds including visual impact, noise, dust and light pollution;

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- Mitigation measures to control the emissions of dust and dirt during construction;
- A written procedure for dealing with complaints regarding the construction or demolition; A site log book to record details and action taken in response to exceptional noisy incidents or dust-causing episodes. It should also be used to record the results of routine site inspections;
- Details of lighting to be used on site during construction;
- Mitigation measures to ensure that no harm is caused to protected species during construction including, specifically, measures to protect the existing surface water drainage outflow from sediment and pollution during the construction phase;
- The provision of facilities for the cleaning of vehicle tyres where haul routes meet the public highway to avoid deposition of mud/debris on the public highway and the generation of dust.

Reason

In the interests of minimising the impact upon the surrounding area, nearby residents and the local ecological interests associated with adjacent designated sites.

9. Notwithstanding the plans hereby approved, no development shall take place until a scheme for the disposal of foul and surface waters, including an ongoing operational management and maintenance strategy, has been approved in writing by the Planning Authority, in accordance with the SuDs/attenuation principles detailed in the 'Walney Island Aerodrome – Surface Water Drainage Strategy & foul Sewerage Assessment' Reference R/161553/F001, Issue 2, dated April 2017. Such a scheme shall be constructed and completed in accordance with the approved plans prior to beneficial occupation of any part of the development, or in accordance with any phasing scheme subject to prior written agreement with the Planning Authority.

Reason

In order to ensure that the site is adequately drained and in order to control the potential for pollution of the water environment.

10. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. This written scheme will include the following components:
- i) An archaeological evaluation;
 - ii) An archaeological recording programme the scope of which will be dependent upon the results of the evaluation;
 - iii) Where significant archaeological remains are revealed by the programme of archaeological work, a post-excavation assessment

and analysis, preparation of a site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive report, and submission of the results for publication in a suitable journal.

Reason

To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the preservation, examination or recording of such remains.

11. The development shall be carried out in strict accordance with the document 'Ecological Appraisal – Walney Island Aerodrome and Associated Infrastructure' Ref BOW17.705, Version 1, dated 12th September, 2016) submitted with the application. This includes the carrying out of a pre works badger survey and the construction of artificial hibernacula and refugia as detailed at Section 5.10 of the report. The findings of the badger survey must be submitted to and agreed in writing with the Planning Authority prior to the commencement of any development.

Reason

So as to safeguard recognised protected species of wildlife in the interests of nature conservation and to accord with Saved Policy D12 of the Barrow-in-Furness Local Plan Review 1996-2006.

12. Where contamination is found which poses unacceptable risks, no development shall take place until a detailed Remediation Scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remedial options and proposal of the preferred option(s), all works to be undertaken, proposed remediation objectives, remediation criteria and a verification plan. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

Reason

To ensure that risk from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved Policy D56 of the Local Plan Review 1996-2006.

During Building Works

13. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and Field Investigations shall be carried out. When required by the Local Planning Authority, remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to occupation of the development.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved Policy D56 of the Local Plan Review 1996-2006.

Before Occupation

14. The approved Remediation Scheme shall be implemented and a Verification Report submitted to and approved in writing by the Local Planning Authority, prior to occupation of the development.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved Policy D56 of the Local Plan Review 1996-2006.

15. No part of the development shall be beneficially occupied until cycle parking facilities for a minimum of 8 staff & visitors have been provided in the position detailed on drawing ref S05 rev B and thereafter permanently retained.

Reason

To ensure the promotion of sustainable means of transport in keeping with national guidance and local development plan policies.

16. Prior to beneficial occupation of the development hereby approved, roosting boxes for bats must be installed, namely the 2F Schwelger box, in accordance with a scheme first submitted to and approved in writing by the Planning Authority.

Reason

In the interests of nature conservation by safeguarding the wildlife interests of the site.

Operational Conditions

17. Any facilities for the storage of fuels, lubricants or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, or in purpose built self bunding tanks, details of which shall be submitted to the Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there are multiple tankages, the compound should be at least equivalent to 110% of the capacity of the largest tank, or 25% of the total combined capacity of the interconnected tanks whichever is the greatest. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow outlets should be detailed to discharge downwards into the bund.

Reason

In the interests of environmental protection by minimising the potential discharge of contaminated drainage, or accidental spillages, to underground strata or to surface waters.

18. Other than the floodlighting shown on drawing no. E02 B, which is required to be installed with colour temperatures ranging from 3000-4000K only as detailed in the 'Planning Statement for external lighting' (received 02/02/17), no other 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. Any floodlighting should be installed so that neighbouring residents do not have a direct line of sight of the filaments.

Reason

To minimise light pollution in accordance with Saved Policy D63 of the Barrow Local Plan Review 1996-2006.

The meeting closed at 3.01 p.m.

PLANNING COMMITTEE

Meeting: Tuesday 11th July, 2017
at 2.30 p.m. (Drawing Room)

PRESENT:- Councillors M. A. Thomson (Chair), C. Thomson (Vice-Chair), Blezard, Gawne, Husband, McEwan, McLeavy, Murphy, Murray, Seward and Thurlow.

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

77 – Declarations of Interest

Councillor Thurlow declared an interest in Planning Application No. 2017/0325 - 33 Chapel Street, Dalton-in-Furness (Minute No. 108) as she was known to the next door neighbour who had submitted an objection. She left the meeting during consideration of the item.

78 – Apologies for Absence/Attendance of Substitutes

An apology for absence was received from Councillor Derbyshire.

79 – Minutes

The Minutes of the meeting held on 13th June, 2017 were taken as read and confirmed.

80 – Proposed Tree Preservation Order, 28 Rampside, Barrow in Furness

The Assistant Director - Regeneration and Built Environment had reported that a planning application to demolish an existing dwelling and rebuild had been previously approved. At that time a Tree Preservation Order (TPO) had been served, primarily to protect the trees within the application site. Following the serving of the notice, concerns had been raised that some of the trees would not be worthy of retention. Accordingly, Treescapes Consultancy Ltd had been instructed to review the Tree Preservation Order. Due to the time taken to facilitate that, the served Tree Preservation Order had not been confirmed.

In determining whether a new Tree Preservation Order should be served, the survey advised that the groups of trees, including those within the development site did not merit retention due to containing poor specimens, identifiable decay and existing/potential damage to a stone boundary wall. The two individual sycamore trees included in the original Tree Preservation Order had been considered suitable for protection in their own right, but with the caveat that due to existing damage to the boundary walls, the Council would likely have difficulty in refusing any application to fell and potentially be subject to costs if refused. These two trees fall outside of the development site, so it was not considered as expedient to protect them as they should not be affected by the development.

Under the circumstances it had been recommended that a Tree Preservation Order was not served on the two trees concerned due to their limited amenity value.

It was moved by Councillor M. A. Thomson and seconded by Councillor Husband to defer consideration of this matter until the Committee had sight of the background paper which was a report from Treescapes Consultancy Ltd had also undertaken a site visit.

RESOLVED:- To agree to defer consideration of this matter until the background papers had been received and a site visit had been undertaken.

Town and Country Planning Acts

The Assistant Director of Regeneration and Built Environment 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:-

- | | | |
|-----------|------------------|--|
| 81 | 2016/0305 | Application for approval of details as reserved by Condition No. 3 (Field Investigation and risk assessment) and No. 6 (Drainage Strategy) of planning permission 2016/0084 (Application for variation of condition no. 2 of planning permission 2015/050 ("Creation of a 509 space private car park, new security fencing and pedestrian access gates, pedestrian access, vehicle shelter, hard and soft landscaping and security lighting with associated works (previous description reinstated) to allow additional 166 car parking spaces" at Proposed car park Cornmill Crossing, Barrow-in-Furness. |
| 82 | 2017/0201 | Application for a Non-material amendment for Outline Permission 2012/0302(Erection of two terraces of four, three bedroomed, three storey houses) to allow for 600m dwarf walls between properties from house to the boundary of the pavement. Full permeable block paved drive at plots 2-4 Urofoam Ltd, Duddon Road, Askam-in-Furness. |
| 83 | 2017/0150 | Advertisement consent to display 19 non illuminated signs within the existing retail park (retrospective) at Car Park, The Strand, Barrow-in-Furness. |

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- 84 2017/0265** Demolition of existing out buildings and construction of a two storey side extension comprising of extended kitchen, w.c. and lounge to ground floor and extend bathroom and additional bedroom to first floor at 13 Thorncliffe Road, Barrow-in-Furness.
- 85 2017/0243** Change of use of ground floor Laundry (A1) to a flat (C3) at 30 Marsh Street, Barrow-in-Furness.
- 86 2017/0237** Proposed change of use from a ground floor A1 to a residential flat at 55 Anchor Road, Barrow-in-Furness.
- 87 2017/0261** Front two storey extension at 15 Acorn Bank, Barrow-in-Furness.
- 88 2017/0262** Side extension forming ground floor bedroom and wet room (adaptation) at 5 Belsfield, Barrow-in-Furness.
- 89 2017/0227** Rear single storey pitched roof dining room/kitchen extension, two storey side extension – ground floor garage and utility room with first floor bedroom en-suite and study at 16 Castle View, Barrow-in-Furness.
- 90 2017/0222** Application for a Minor Material Amendment following the grant of planning permission 2015/0376 (Erection of one detached dwelling) to include a sunroom extension to the rear and a single detached garage at 1 Station Terrace, Dalton-in-Furness.
- 91 2017/0223** Application for approval of details reserved by Condition Nos. 3 (joinery details) and 4 (slim line double glazing sample) of appeal decision APP/W0910/15/3141242 at 12 Cross Lane, Barrow-in-Furness.
- 92 2017/0263** Application for approval of details reserved by Condition No. 4 (Phase 2 intrusive site investigation) of planning permission B07/2014/0650 Residential development comprising of a terrace of 8 houses facing Abbey Road, 2 houses facing Spring Grove and a detached dormer bungalow in the southern corner of the site, with associated infrastructure including new access road off Spring Grove with off street and visitor parking at Arlington Mews, Abbey Road, Barrow-in-Furness.
- 93 2017/0271** Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for the erection and installation of two new fire water tanks, two dust scrubber units and an associated pump house to the existing factory at Kimberley Clark, Park Road, Barrow-in-Furness.

- 94 2017/0204** Single storey side extension forming kitchen, dining and living area at Roundhills, Moor Road, Marton LA12 0NN.
- 95 2017/0214** Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for a rear dormer extension at 17 Stafford Street, Barrow-in-Furness.
- 96 2017/0224** Single storey rear and side extension at 28 Moor Tarn Lane, Barrow-in-Furness.
- 97 2017/0230** Advertisement consent to display 2 no. guitar signs either side of existing 'Hollywood' sign at 45-53 Cavendish Street, Barrow-in-Furness.

The following application was a County Matter:-

- 98 2017/9007** Variation of condition No. 2 (Surface water drainage) for planning permission 2015/9007 (Remediation of contamination land to the north of Dova Way, Barrow Waterfront, comprising of altering ground conditions to provide a platform for future development) to allow change to the surfacing of the footway to a bitmac surface (County Matter) at Barrow Waterfront, Ramsden Dock Road, Barrow-in-Furness.

The following applications were refused:-

- 99 2017/0245** Application for a Certificate of Lawfulness for Proposed Use or Development (CLOPUD) single storey side extension at 5 Yarlside Road, Barrow-in-Furness.
- 100 2017/0254** Erection of a conservatory to the front elevation at 5 Westminster Avenue, Barrow-in-Furness.
- 101 2017/0304** Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) for an extension to the existing detached garage at 17 The Headlands, Askam-in-Furness.
- 102 2017/0235** Prior Approval – Change of use of agricultural building to a single dwelling at Marsh Grange Farmhouse, Dunnerholme, Askam-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 Assistant Director of Regeneration and Built Environment reported on the following planning applications:-

103 – Abbotsmead Primary School (Site of), Friars Lane, Barrow-in-Furness

From Mr John Cooper, JJC Skip Hire Ltd in respect of the erection of 18 houses in a mixture of detached, semi detached and terraced form with new access onto Friars Lane at Abbotsmead Primary School (Site of), Friars Lane, Barrow-in-Furness as shown on plan number 2015/0600.

Representations received and the results of consultations were reported.

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

Compliance with Approved Plans

The development hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 23/09/2015 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent.

Preliminary Risk assessment Report Ref BE/14036/1
Proposed Drainage 14019/11.1 Rev E
Exceedance Route 14019/14 Rev B
Road Layout 14019/02.0 Rev C
Impermeable Areas Plan 14019/102 Rev B

Drawings;

14019/(B) 03 Rev A, 14019/(B) 04 Rev A, 14019/(B) 05 Rev A, 14019/(B) 06 Rev A, 14019/(B) 07 Rev A, 14019/(B) 08 Rev A, 14019/(B) 09 Rev A, 14019/(B) 10 Rev A, 14019/(B) 11 Rev A, 14019/(B) 12, 14019/(B) 13, 14019/(B) 03 14, 14019/(B) 15, 14019/(B) 16.

Reason

In order to link the permission to the submitted application and as recommended by the DCLG document 'Greater Flexibility for Planning Permissions'.

Pre-commencement ConditionsCondition

No development shall be carried out until a Field Investigation and Risk Assessment, conducted in accordance with established procedures (BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and Model Procedures for the Management of Land Contamination (CLR11)), shall be undertaken to determine the presence and degree of contamination and must be undertaken by a suitably qualified contaminated land practitioner. The results of the Field Investigation and Risk Assessment shall be submitted to and approved by the Planning Authority before any development begins.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Saved policy D56 of the Local Plan Review 1996-2006 and policy C4 in the pre submission draft Plan.

Condition

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 Statement should cover all phases of the development and take account of all contractors or sub-contractors and must be submitted for approval by the Planning Authority, prior to the commencement of the development. The Statement shall include;

- I. Details of phasing of the construction work including a programme of work for the demolition and construction phase;
- II. A Traffic Management Plan to include all construction traffic associated with the development, including haul routes, timings of deliveries, unloading facilities, and on site parking provision for all contractors vehicles, (including any phasing of this parking provision);
- III. Procedures to monitor and mitigate noise and vibration from the construction and demolition and to monitor any properties at risk of damage from vibration, as well as taking into account noise from plant, machinery, vehicles and deliveries, with reference to BS 5228 - Code of Practice for Noise and Vibration control on Construction and Open Sites. All measurements should make reference to BS 7445 - Description and Measurement of Environmental Noise;
- IV. Hours of working and deliveries;
- V. Mitigation measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, dust and light pollution;
- VI. Mitigation measures to control the emissions of dust and dirt during construction and demolition;
- VII. A written procedure for dealing with complaints regarding the construction or demolition; A site log book to record details and action taken in response to exceptional noisy incidents or dust-causing episodes. It should also be used to record the results of routine site inspections;
- VIII. Details of lighting to be used on site;
- IX. Mitigation measures, where appropriate, to ensure that no harm is caused to protected species during construction;
- X. The provision of facilities for the cleaning of vehicle tyres where haul routes meet the public highway to avoid deposition of mud/debris on the public highway and the generation of dust.

Planning Committee
11th July, 2017

Reason

In the interests of minimising the impact upon the local environmental amenities of the locality.

Condition

The area(s) identified for the parking of construction related vehicles in the Construction Management Plan shall be provided before any development takes place, and that land, including vehicular access thereto, shall thereafter be solely used for, or shall be kept available for these purposes at all times until completion of the construction works.

Reason

The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users. To support Local Transport Policies LD8.

Condition

The development shall not commence until visibility splays providing clear visibility of 2.4m x 90m metres measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway, in accordance with details that have been submitted to, and approved in writing by, the Planning Authority.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason

In the interests of highway safety, and to support Local Transport Plan Policies: LD7, LD8.

Condition

Prior to the commencement of any development, details of the proposed boundary treatment, including a schedule of materials and a schedule for implementation, shall be submitted to, and approved in writing by the Planning Authority. The subsequently approved treatment shall thereafter be permanently retained unless the Planning Authority gives prior written consent to any variation.

Reason

In the interests of the character and appearance of the area by ensuring that the site is adequately screened.

During Building Works

Condition

Prior to the commencement of any development of the house plots a landscape scheme for the site, showing the trees, shrubs and hedgerows, including verges and other open spaces, together with details of a timetable for implementation, (including any phasing of such a scheme) must be submitted to and approved in writing by the Planning Authority. The scheme shall be submitted on a plan not greater than 1:500 in scale and shall contain details of numbers, locations and species of plants to be used. The scheme shall be implemented in accordance with the approved details, and all planting and subsequent maintenance shall be to current British Standards.

Reason

In the interests of the visual amenities of the area.

Condition

The carriageway, footways, footpaths, cycleways etc. shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Planning Authority for approval before work commences on site. Carriageway widths shall not be less than 4.8m on direct access frontages. No highway related work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.

Reason

To ensure a minimum standard of construction in the interests of highway safety. To support Local Transport Plan Policies: LD5, LD7, LD8.

Condition

Where contamination is found which poses unacceptable risks, no development shall take place until a detailed Remediation Scheme has been submitted to and approved in writing by the Planning Authority. The scheme must include an appraisal of remedial options and proposal of the preferred option(s), all works to be undertaken, proposed remediation objectives, remediation criteria and a verification plan. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Saved policy D56 of the Local Plan Review 1996-2006 and policy C4 in the pre-submission draft.

Condition

In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the Planning Authority. Development on the part of the site that is affected must be halted and Field Investigations shall be carried out and the results submitted to and approved in writing by the Planning Authority. These shall be implemented prior to occupation of that part of the development.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Saved policy D56 of the Local Plan Review 1996-2006 and policy C4 in the pre-submission draft.

Condition

No soil material is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material should be submitted to and approved by the Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out as per the agreed methodology with verification of its completion submitted to and approved in writing by the Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Saved policy D56 of the Local Plan Review 1996-2006 and policy C4 in the Local Plan pre- submission draft.

Condition

Unless the Planning Authority gives prior written agreement that it is impractical to do so, all drainage must be on the separate system with all foul drainage connected to the foul sewers and only uncontaminated surface water connected to the surface water system.

Reason

In order to ensure that the site is adequately drained and in order to control the potential for pollution of the water environment.

Before Occupation

Condition

The drainage system must be designed for ease of maintenance. Clear arrangements must be in place for ongoing maintenance of the drainage system over the lifetime of the development. In this respect further details shall be submitted to the Planning Authority for approval before any beneficial use commences.

Reason

To ensure flood risk is not increased within the site or elsewhere due to lack of maintenance.

Condition

No dwellings shall be occupied until the estate road including footways and cycleways to serve such dwellings has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason

In the interests of highway safety and to support Local Transport Plan Policies: LD5, LD7, LD8.

Condition

The use shall not be commenced until the access and parking requirements have been constructed in accordance with the approved plan. Any such access and or parking provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior consent of the Planning Authority.

Reason

To ensure a minimum standard of access provision when the development is brought into use. To support Local Transport Plan Policies: LD5, LD7.

Condition

The approved Remediation Scheme shall be implemented and a Verification Report submitted to and approved in writing by the Planning Authority, prior to occupation of the development.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved policy D56 of the Local Plan Review 1996-2006 and policy C4 in the pre-submission draft.

Condition

All driveways and private roads shall be permeable surfaced as shown in the Permeable Areas Plan, prior to beneficial occupation of the site or in accordance with a scheme of phasing the details of which shall be agreed beforehand in writing with the Planning Authority.

Reason

To ensure that permeable areas are increased on the site and that runoff rates are decreased.

Condition

The design of the site must ensure that, so far as is reasonably practicable, flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property. In this respect further details shall be submitted to the Local Planning Authority for approval before work commences on site. Any interventions that are necessary to guide exceedance flows appropriately shall be noted and if no intervention is necessary this shall also be noted. Consideration must be given to the point(s) at which exceedance flows leave the site and whether an intervention is necessary to minimise the risks to people and property outside of the site.

Reason

To ensure flood risk is not increased within the site or elsewhere.

Operational Conditions

Condition

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.

Condition

All garages, all vehicle parking spaces and the accesses thereto 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.

104 – 18 School Street, Barrow-in-Furness

From Mr Aimun Jawad, Lyan Group Ltd in respect of the change of use and conversion from 3 flats to a HMO with six en-suite bedrooms and associated repair works (amended description) at 18 School Street, Barrow-in-Furness as shown on plan number 2017/0069.

The results of consultations were reported.

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

Compliance with Approved Plans

1. The development hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 15.3.2007 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent: 1617049 PA 01, PA 02D rec'd on 27.6.17, PA 03A, 04B rec'd on 27.6.17, PA 05C rec'd on 27.6.17, PA 06A, PA 07, amended Statement of Significance including schedule of work Rev 3 rec'd on 6.6.17.

Reason

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

105 – 18 School Street, Barrow-in-Furness

From Mr Aimun Jawad, Lyan Group Ltd in respect of Listed Building Consent for repair and replacement works to a Grade 2 Listed Building, including faithful repair of all existing/original timber framed windows, removal of redundant pipework, rendering of non-original rear blockwork wall and reinstatement of second floor stone cill (amended description) at 18 School Street, Barrow-in-Furness as shown on plan number 2017/0070.

The results of consultations were reported.

RESOLVED:- It was unanimously agreed that Listed Building Consent be granted subject to the Standard Duration Limit and the following conditions:-

Compliance with Approved Plans

1. The development hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 15.3.2017 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent: 1617049 PA 01, PA 02D rec'd on 27.6.17, PA 03A, 04B rec'd on 27.6.17, PA 05C rec'd on 27.6.17, PA 06A, PA 07, amended Statement of Significance including schedule of work Rev 3 rec'd on 6.6.17.

Reason

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

Pre-commencement Conditions

2. Prior to the installation of the replacement windows a detailed specification including sample sections of joinery work (glazing bars, sills etc.) or working drawings (scale 1:20, 1:10, 1:5, half or full size etc.) fully detailing the new / or replacement windows (cross sections for full glazing bars, sills, heads etc.) shall be submitted to and approved in writing by the Planning Authority. The development shall be carried out using the approved specification and retained thereafter.

Reason

To ensure that the proposed works can be effected without detriment to the special architectural and historic interest of the listed building and because no such details have been submitted.

3. Prior to its installation on site details of the secondary glazing system shall be submitted to and be agreed in writing by the Local Planning Authority. The glazing shall proceed on this basis and there shall be no changes without the prior written agreement of the Planning Authority.

Reason

No such details have been agreed and in order to ensure that the glazing does not adversely impact on the buildings significance inside or out.

During Building Works

4. Other than those shown on the approved plans which are hereby approved, no soil or vent pipes shall be added to any of the external walls of the building without the prior written consent of the Planning Authority.

Reason

In order to safeguard the special architectural or historic interest of the building.

5. The works agreed relate to minor repairs to the roof only and these shall be carried out using salvaged materials from the existing roof or matching natural slate. This consent does not authorise re-roofing of the building which would require a separate grant of listed building consent.

Reason

For the avoidance of doubt and because the loss of the historic roofing fabric would not be authorised without strong and convincing justification including independent detailed reports on the condition of the roof.

6. All existing skirting boards shall be retained. Any new skirtings required where none exist shall be constructed of timber of the same design and detailing to the originals.

Reason

In order to ensure that historic fabric is retained and any new fabric does not detract from the significance of the listed building.

106 – 84 Ocean Road, Barrow-in-Furness

From Mr & Mrs Steve Hutchings in respect of a two storey side pitched extension with abutting front porch and rear single storey pitched roof extension. Flat roof dormer to rear elevation and creation of additional off street parking with permeable

paving (amended plans received) at 84 Ocean Road, Barrow-in-Furness as shown on plan number 2017/0106.

Representations received and the results of consultations were reported.

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

An Objector attended the meeting and addressed the Committee.

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 28.2.17 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent:

MEJ/2017/213/003, 004, 005, 006, 007, 008, 009 issue 2, 010 issue 3, 011 issue 2.

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 extension hereby permitted shall be of the same type, colour, and texture as those used in the existing building.

Reason

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

Operational Conditions

4. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modifications) no opening of any kind shall be made in the side elevation facing 86 Ocean Road of the permitted extension without the prior written consent of the Planning Authority.

Reason

In order to protect the residential amenities of neighbouring properties from overlooking or perceived overlooking.

107 – 37 Ashdown Road, Barrow-in-Furness

From Mr Gregory Taylor in respect of a first floor side extension forming bedroom 5 with en-suite and first floor side extension forming bedroom 4. Rear ground floor extension forming sun room. Ground floor utility room and WC and extended slate porch canopy at 37 Ashdown Road, Barrow-in-Furness as shown on plan number 2017/0218.

Representations received and the results of consultations were reported.

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

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

Compliance with Approved Plans

1. The development hereby permitted shall be carried out in all respects in accordance with the application dated as valid on 30.3.2017 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent: 1-GT-14,8-GT-14,2-GT-14,9-GT-14,3-GT-14,10-GT-14,4-GT-14,11-GT-14 Mod B rec'd on 27.6.17,7-GT-14,14-GT-14 Mod B rec'd on 27.6.17,6-GT-14,13-GT-14,5-GT-14,12-GT-14 Mod B rec'd on 27.6.17.

Reason

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

2. 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 existing building.

Reason

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

Operational Conditions

3. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modifications) other than the door shown in the approved plans which is hereby approved, no opening of any kind shall be made in the west elevation facing no. 35 Ashdown Road of the permitted extension without the prior written consent of the Planning Authority.

Reason

In order to protect the residential amenities of neighbouring properties from overlooking or perceived overlooking.

108 – 33 Chapel Street, Dalton-in-Furness

From Mr D. Pearson in respect of alterations and rear extension forming a kitchen and bathroom at 33 Chapel Street, Dalton-in-Furness as shown on plan number 2017/0325.

Representations received and the results of consultations were reported.

RESOLVED:- That planning permission be granted subject to the Standard Duration Limit and the following conditions:-

Compliance with Approved Plans

1. The development shall be carried out and completed in all respects in accordance with the application dated 24/05/17 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent. DP170417 1A, 2A, 3A.

Reason

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

2. The materials to be used in the construction of the external surfaces, including walls, doors and windows of the extension hereby permitted shall be of the same type, colour, and texture as those used in the existing building.

Reason

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

109 – Dalton-in-Furness Library, Nelson Street, Dalton-in-Furness

From Mr S. Jackson in respect of the conversion of former library into seven self contained flats over 3 floors all accessed via the existing common staircase from the main entrance on Nelson Street including external alterations at Dalton-in-Furness Library, Nelson Street, Dalton-in-Furness as shown on plan number 2017/0184.

Representations received and the results of consultations were reported.

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

Compliance with Approved Plans

1. The development shall be carried out and completed in all respects in accordance with the application found to be valid on 24.4.17 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent: 479/01 Rev H rec'd on 5.7.17, 479/02 Rev G rec'd on 4.7.17, 479/03 Rev G rec'd on 4.7.17, 479/04 Rev F rec'd on 5.7.17, 479/05 Rev A, 479/06

Reason

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

110 – Dalton-in-Furness Library, Nelson Street, Dalton-in-Furness

From Mr S. Jackson in respect of Listed Building Consent for the Conversion of former library into seven self contained flats over 3 floors including installation of 2 new sash windows at ground floor level and single door on north elevation, reinstatement of timber window with stone surround to replace current fire door on east elevation, partial removal of partitions on first and second floor to facilitate new room layout, removal of all fitted desks, shelving, reception counters, lift, WC partitions and sanitary-ware, alterations and/or replacement of various internal doors to form new entrances to flats, provision of bird deterrent system to all external facades of the building, and provision of sound resistant ceilings to be fitted below existing ceilings to all ground and first floor rooms (fitted above heads and below cornices) (amended description) at Dalton-in-Furness Library, Nelson Street, Dalton-in-Furness as shown on plan number 2017/0185.

Representations received and the results of consultations were reported.

RESOLVED:- It was unanimously agreed that Listed Building Consent be granted subject to the Standard Duration Limit and the following conditions:-

Compliance with Approved Plans

1. The development shall be carried out and completed in all respects in accordance with the application found to be valid on 24.4.17 and the hereby approved documents defined by this permission as listed below, except where varied by conditions attached to this consent: 479/01 Rev H rec'd on 5.7.17, 479/02 Rev G rec'd on 4.7.17, 479/03 Rev G rec'd on 4.7.17, 479/04 Rev F rec'd on 5.7.17, 479/05 Rev A, 479/06.

Reason

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

Pre-commencement Conditions

2. No work permitted by this consent shall be carried out until a detailed specification including sample sections of joinery work (glazing bars, sills etc.) or working drawings (scale 1:20, 1:10, 1:5, half or full size etc.) fully detailing the new / or replacement windows (cross sections for full glazing bars, sills, heads etc.) have been submitted to and approved in writing by the Planning Authority. The development shall be carried out using the approved specification and retained thereafter.

Reason

To ensure that the proposed works can be effected without detriment to the special architectural and historic interest of the listed building.

3. Prior to the commencement of any works of conversion of the listed building the ornate tiles to the entrance hallway shall be protected by a temporary boarded surface and this shall be retained during the life of the conversion works.

Reason

In order to safeguard these unique features which contribute to the significance of the building from accidental damage during the conversion works in the interests of the special character and appearance of the listed building.

4. Prior to the carrying out of any construction works the existing historic building affected by the proposed development shall be recorded in accordance with a Level 3 Survey as described by Historic England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016. Within 2 months of the commencement of construction works 2 copies of the resultant Level 3 Survey report shall be furnished to the Local Planning Authority.

Reason

In order to ensure that a permanent record is made of the buildings of architectural and historic interest prior to their alteration as part of the proposed development.

During Building Works

5. Other than those shown on the approved plans referred to in Condition 2 above, no soil or vent pipes shall be added to any of the external walls of the building.

Reason

In order to safeguard the special architectural or historic interest of the building.

6. Prior to the erection on site, details of the proposed light over the main entrance door shall be submitted to and be agreed in writing by the Planning Authority.

Reason

In the interests of protecting the significance of the listed building and because no details have been submitted.

111 – Appleby, Askam Road, Dalton-in-Furness

From Mr McClelland in respect of the erection of a conservatory to the rear elevation at Appleby, Askam Road, Dalton-in-Furness as shown on plan number 2017/0274.

Representations received and the results of consultations were reported.

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 11th May 2017 and the hereby approved documents defined by this permission as listed below, except where varied by a condition attached to this consent: Plans A, B, C, D (as amended 27.6.17), and E.

Reason

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

Operational Conditions

3. The limestone boundary wall adjacent to the area of this proposal shall be permanently retained at its current height unless the Planning Authority gives prior written consent to any variation.

Reason

In order to provide suitable screening between adjacent properties and thereby protect the residential amenities of the area.

The meeting closed at 2.55 p.m.