

PLANNING COMMITTEE

MEETING, 4TH JUNE, 2015

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Allen, Ayub, C. Burrows, L. Byrne, Critchley, Cunliffe, Dean, Hornby, Jones, Kay, Martin (as deputy for Councillor Hayes), Mistry, Peel, Sherrington, Spencer (as deputy for Councillor Gillies), Mrs Thomas. A. Walsh and J. Walsh.

Apologies for absence were submitted on behalf of Councillors Gillies and Hayes.

Councillor Darvesh in the Chair.

1. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 14th May, 2015 were submitted and signed as a correct record.

2. PLANNING APPLICATIONS

Under the approved delegation arrangements, the Committee considered certain applications, as set out in the report submitted by the Director of Development and Regeneration, for permission to undertake developments, in accordance with the Town and Country Planning Act.

The Committee visited the sites of applications numbered:

93818/15 93942/15

Members of the public addressed the Committee in relation to the following applications:-

93818/15	91387/14	93824/15
93834/15	93577/15	93942/15
94006/15	94097/15	93652/15

Councillor Hayes, in his capacity as Ward Councillor, addressed the Committee in respect of application numbered 93834/15

The following Councillors declared interests in the following items of business:-

Member	Application Number	Nature of Interest
Councillor Darvesh	93834/15	He knows the objector and he withdrew from the meeting
Councillor Dean	93834/15	He knows the applicant and he withdrew from the meeting
Councillor Darvesh	93942/15	He knows the applicant
Councillor Jones	93818/15	He is a member of Westhoughton Town Council
Councillor Allen	93631/15 and 93652/15	He is a member of Horwich Town Council
Councillor Cunliffe	93631/15 and 93652/15	She is a member of Blackrod Town Council
Councillor J. Walsh	93821/15	He knows the applicant
Councillor A. Walsh	93650/15	He is a member of the Cutacre Liaison Group

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Councillor A. Walsh	93774/15	He was previously a patient at the surgery
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Resolved – (i) That the various planning applications submitted by the Director of Development and Regeneration be dealt with as follows:-

Application Number	Proposal and Location	Decision
91387/14	Change of use to Islamic Education Facility (first floor only) at BMWA Buildings, High Street	Approved, subject to conditions, as recommended in the report
93369/15	Erection of single storey extension at rear of 20 Old Quarry Lane, Egerton	<p>(i) That the decision be delegated to the Director of Development and Regeneration for approval, subject to confirmation of the dimensions now submitted by the applicant, in consultation with the Chairman, Vice-Chairman and Ward Councillors.</p> <p>(ii) That the application be resubmitted to this Committee if the dimensions are not confirmed.</p>
93577/15	Erection of two storey extension at rear at 365 Deane Road	Refused, as recommended in the report now submitted

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93631/15	Erection of one detached dwelling on land at The Folds, Blackrod	Approved, subject to conditions, as recommended in the report now submitted
93650/15	New ramped access to front and two storey extension at rear at 374-376 St Helens Road	Approved, subject to conditions, as recommended in the report
93652/15	Formation of vehicular access at Hillcroft, Dark Lane, Blackrod	Deferred for a site visit
93774/15	Amendment to permission 91459/14 - development of Plot B1 as a manufacturing facility with ancillary offices and outbuildings (Class B2) at Plot B1, Logistics North, Cutacre, Over Hulton	Approved, subject to conditions, as recommended in the report
93818/15	Additional use of land and buildings for internet car sales and storage on land adjacent 9 Leigh Street, Westhoughton	Approved, subject to conditions, as recommended in the report
93821/15	Construction of new external paths and steps to provide access to the undercroft crypt area of the Church and installation of a new entrance doorway into the crypt area for community use at St Augustine's Church , Thicketford Road	Approved, subject to conditions, as recommended in the report

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93824/15	Change of use from vacant former hairdressers to hot food takeaway and erection of extraction unit at 110A Barton Road, Farnworth	Refused, as recommended in the report
3834/15	Erection of two storey extension at side (amendment to approved application 87946/12) at 99 Lonsdale Road	Approved, subject to conditions. The Committee considered that the proposed extension would be in keeping with the street scene, compliant with Core Strategy Policies CG3 and OA4.
93894/15	Proposed change of use from pet shop to restaurant (resubmission) and erection of air extraction unit on rear elevation at 215 Manchester Road, Kearsley	Refused, as recommended in the report
93942/15	Erection of single storey office unit (Class B1) on land adjacent 105 Halliwell Road	Refused, for the following reasons: 1. The proposal represents an un-neighbourly over-development of the site which will result in a loss of amenity, outlook, light and maintenance access for the neighbouring occupier and is thus contrary to Policies)

		<p>SO11, CG3, CG4 and RA1 of Bolton's Core Strategy.</p> <p>2. The proposal would result in gaps between the new development and the existing, leading to security problems and risks of anti-social behaviour and is therefore contrary to Policies SO9, S1 and CG4 of Bolton's Core Strategy.</p>
94006/15	<p>Proposed change of use of first and second floor to 3 no. self-contained flats, new external staircase, single storey extension, alteration of existing single storey element roof including the installation of new shop fronts with roller shutters and the installation of new ATM machine and extraction unit at the Antelope Hotel, 18 Manchester Road, Kearsley</p>	<p>Refused, for the following reasons:</p> <p>1. Due to the number of proposed occupants of the flats and potential visitors to the retail units and café, it is considered that there is insufficient parking available both on site and within the wider surrounding area. The development would therefore result in an unacceptable detrimental impact on highway safety and the amenities of adjacent residential properties by virtue of increased parking demand. As such</p>

		<p>the proposal is contrary to policies P5 and S1(2) of the adopted Core Strategy and the National Planning Policy Framework.</p> <p>2. Due to its size, siting and design, the proposed external staircase would result in an unacceptable impact in terms of both visual amenity and loss of privacy/overlooking on the residential dwellings to the rear at Springfield Gardens contrary to policy CG4 of the adopted Core Strategy.</p> <p>3. The proposed development proposes a residential flat (No.2) which would be sited directly above unit 3 at ground floor level, which would be occupied by a café. Given the relationship between the cafe (at unit 3) and residential unit directly above, it is considered that the</p>
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		<p>proposal would have a serious detrimental impact on the future occupiers of flat 2, by reason of noise, disturbance and general activity associated with the café use. As such, the proposal is considered to be contrary to policy CG4 of the adopted Core Strategy and the Supplementary Planning Document, Location of Restaurants, Cafés, Public Houses, Bars and Hot Food Takeaways in Urban Areas.</p> <p>4. The proposed roller shutters would result in a fortress type development which does not respect the character or appearance of the street scene and is detrimental to the visual amenity of both the host building and wider area. As such the proposed roller shutters are contrary to policy CG3 of the adopted core</p>
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		strategy and Planning Control Note No.4 – Shops Front.
94097/15	Prior notification for the erection of a 12.0m high telecommunications column with one OMNI antenna and installation of 2 no. cabinets – (siting revised) on grass verge, junction of Bromley Cross Road and Chapeltown Road, Bromley Cross	Approved, subject to conditions, as recommended in the report and additional condition regarding powder coating/painting the column.

(ii) That the Tree Preservation Order (26 Lostock Junction Lane, Lostock, Bolton) be confirmed, subject to modifications as set out in the report now submitted.

(The meeting started at 2.00pm and finished at 4.55pm)