

PLANNING COMMITTEE

MEETING, 17th DECEMBER, 2015

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

Apologies for absence were submitted on behalf of Councillors Dean, Gillies, Graham, Jones and A. S. Walsh.

Councillor Darvesh in the Chair.

16. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 19th November, 2015 were submitted and signed as a correct record.

17. 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 site of application numbered 93595/15.

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

94148/15	95112/15	94790/15
95226/15	95190/15	94926/15
95075/15	95081/15	

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Councillor Donaghy in his capacity as a Ward Councillor, addressed the Committee in respect of application numbered 95226/15 and left the meeting during consideration and determination thereof.

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

Member of Council	Application Number	Nature of Interest
Councillor Allen and Kellett	93595/15, 95110/15, 95112/15 and 95190/15	They are members of Horwich Town Council
Councillor Darvesh	93595/15	He knows the applicant
Councillor J. Walsh	95018/15 and 95190/15	He knows the applicants and left the meeting during consideration and determination thereof
Councillor Critchley	95018/15	He potentially knows the applicant
Councillor C. Burrows	95075/15	She knows the agent
Councillor Darvesh	95081/15	He knows the applicant
Councillor J. Walsh	95110/15	He is associated with Bolton Wanderers Football Club and left the meeting during consideration determination thereof

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
93595/15	Demolition of redundant agricultural buildings with the erection of five dwellings including driveway and garages, creation of access point to Edge Lane at Hole Hill Farm, Matchmoor Lane, Horwich	Deferred for further information.
94148/15	Erection of 293 apartments, comprising 137 two bed three person apartments, 114 one bed two person apartments, 42 one bed two person studios with 145 car parking spaces and improved pedestrian links (re-design of part implemented planning approval 74966/06 on land at Moor Lane/Hanover Street/Gartside Street, Bolton.	Approved, subject to the conditions as recommended in the report and an additional condition in relation to a programme of Liaison Group meetings being held with the developer and Bolton Little Theatre.
94663/15	Erection of two storey and single storey extensions at the rear of 56 and 58 Lena Street, Bolton.	Approved, subject to the conditions as recommended in the report.
94790/15	Erection of 23 dwellings (resubmission) on land at the junction of Hatfield Road and Shepherd Cross Street, Bolton.	Decision delegated to the Director of Development and Regeneration as recommended in the report and in consultation with Ward Councillors the Director be requested to undertake further negotiations on the Section 106

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		Agreement in relation to health.
94926/15	Change of use and two storey and single storey extensions at rear of public house to form four self contained flats including wrought iron walkway and balustrading at the side of Dunscar Arms, 547 Darwen Road, Bromley Cross.	Deferred for further information.
95018/15	Erection of four detached dwellings on land at Grange Road, Bromley Cross, Bolton.	Approved, subject to the conditions as recommended in the report.
95075/15	Demolition of existing farmhouse and erection of detached dwelling at Bank Top Farm, Mill Lane, Aspull.	Approved, subject to the conditions as recommended in the report.
95081/15	Change of use from industrial unit to community and function space at Units 1 and 3, St Paul's Mill, Barbara Street, Bolton.	Deferred for further information and a site visit.
95086/15	Change of use from retail (Class A1) to sunbed and nail bar (Sui Generis) at 76 Highfield Road, Farnworth, Bolton.	Approved, subject to conditions as recommended in the report.
95110/15	Discharge of conditions 3 and 4 on application 92922/14 (erection of 73 dwellings (57 three bedrooms, 8 four bedrooms	Approved, subject to the conditions as recommended in the report.

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	and 8 two bedrooms)) on land off Lostock Lane, Lostock, Bolton	
95112/15	Proposed conversion of outbuilding to A3/A5 use including raising of height to provide first floor storage area, erection of front extension and creation of new shop front at the Victoria Tavern, 349 Chorley New Road, Horwich, Bolton.	Refused as recommended in the report.
95134/15	Erection of first floor extensions at front/side and rear of Fresh Dental, 48 Wigan Road, Bolton.	Approved, subject to conditions as recommended in the report.
95190/15	Erection of retail store incorporating garden centre and café with associated storage, car parking, landscaping, access and servicing on land at The Linkway and Aspinall Way, Horwich, Bolton.	Referred to the Secretary of State as recommended in the report and the addition of a condition in relation to employment.
95226/15	Retention of previously converted residential dwelling as nine bed house of multiple occupancy (HMO) at 126 Bradford Street, Bolton	Refused as recommended in the report.

(The meeting started at 2.00pm and finished at 4.35pm)