

PLANNING COMMITTEE

MEETING, 16th JANUARY, 2020

Present – Councillors Walsh (Chairman), Ayub (Vice-Chairman), Abdullah, Allen, Bullock, Connor, Cunliffe, Darvesh, Dean, Hayes, Hornby, Peel, Radcliffe, Sanders, Sherrington, Watters, Weatherby, Wilkinson and Wright

Councillor Walsh in the Chair.

28. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 19th December, 2019 were submitted and signed as a correct record.

29. PLANNING APPLICATIONS

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

The following members of the Committee visited the sites of application numbered 07245/19 :

Councillors Abdullah, Allen, Ayub, Bullock, Connor, Hayes, Radcliffe and Walsh

(Councillor Wright submitted his apologies).

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

Member of Council	Application Number	Nature of Interest
Councillor Wright	07046/19	He declared an interest in the application. He then addressed the Committee in his capacity as Ward Councillor and then withdrew from the meeting and took no further part in the proceedings on the application.

Councillors Brady, Silvester and McKeon, in their capacity as Ward Councillors, attended the meeting and spoke in respect of application numbered 07245/19.

Councillor Wright, in his capacity as Ward Councillor, addressed the Committee in respect of application numbered 07046/19.

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

07245/19
04766/18

Resolved - That the various planning applications submitted by the Director of Place be dealt with as follows:-

Application Number	Proposal and Location	Decision
04766/18	Part A: Outline application for strategic employment development for industrial	That the decision be referred to the Secretary of

	<p>(Class B1c/B2), storage and distribution (Class B8) and/or research and development (Class B1b) uses each with ancillary office space (Class B1A) parking and associated facilities (Class D1) ancillary food and drink (Class A3/A4/A5) and associated roads and landscape works. Part B: full planning application for demolition of building/structures, upgrade to highway infrastructure, creation of new access to Wimberry Hill Road, formation of development platforms, boundary landscaping and ecological enhancement area on land west of Wingates Industrial Estate, off Chorley Road, Westhoughton</p>	<p>State for approval</p> <p>If there is no intervention by the Secretary of the State, implementation of the decision for approval be delegated to the Director of Place, subject to conditions and a Section 106 Agreement, as recommended in the report now submitted, and a traffic scheme in relation to Long Lane being agreed with the Chairman and Vice-Chairman of this Committee, in consultation with ward members.</p> <p>Members voting for refusal of the application (5):</p> <p>Councillors Cunliffe, Hayes, Watters, Wilkinson and Wright.</p> <p>Members voting against refusal of the application</p>
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		<p>(13):</p> <p>Councillors Abdullah, Ayub, Bullock, Connor, Darvesh, Dean, Hornby, Peel, Radcliffe, Sanders, Sherrington, Walsh and Weatherby.</p>
07026/19	Erection of a modular unit for storage at St James CE Secondary School, Lucas Road, Farnworth	<p>Approved, subject to conditions, as recommended in the report.</p> <p>Members voting for approval of the application (16):</p> <p>Councillors Ayub, Bullock, Connor, Cunliffe, Dean, Hayes, Hornby, Peel, Radcliffe, Sanders, Sherrington, Walsh, Watters, Weatherby, Wilkinson and Wright.</p>
07046/19	Outline application for the erection of 1 no. residential detached dwelling (all matters reserved) on land north of 13 Boardman Street, Blackrod	<p>Approved, subject to conditions, as recommended in the report, and a site visit once</p>

		<p>the full application is submitted.</p> <p>Members voting for approval of the application (15):</p> <p>Councillors Ayub, Bullock, Connor, Cunliffe, Dean, Hayes, Hornby, Peel, Radcliffe, Sanders, Sherrington, Walsh, Watters, Weatherby and Wilkinson</p>
07149/19	<p>Alterations and refurbishment to provide new teaching and office spaces including replacement roof to ROSLA building and overcladding of roof to sports hall, new glazing and conversion of cabin to pop-up servery at Ladybridge High School, New York</p>	<p>Approved, subject to conditions, as recommended in the report.</p> <p>Members voting for approval of the application (16):</p> <p>Councillors Ayub, Bullock, Connor, Cunliffe, Dean, Hayes, Hornby, Peel, Radcliffe, Sanders, Sherrington, Walsh, Watters, Weatherby, Wilkinson and Wright.</p>

07245/19	Outline application for the erection of up to 276 no. dwellings together with associated works (access details only) on land off Victoria Road, Horwich	<p>Refused.</p> <p>The proposed residential development of the application site would represent inappropriate development of 'Other Protected Open Land' and therefore would be contrary to Policy CG6AP of Bolton's Allocations Plan and Policies OA1.4 and OA1.6 of Bolton's Core Strategy. The proposed development would also not maintain or respect the character and appearance of the area, contrary to Policies CG3 and OA1 of Bolton's Core Strategy. Applying the "tilted balance" of paragraph 11 of the National Planning Policy Framework, it is considered that the adverse</p>
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		<p>impacts of the development would significantly and demonstrably outweigh the benefits of the proposed development.</p> <p>Members voting for refusal of the application (18):</p> <p>Councillors Abdullah, Allen, Ayub, Bullock, Connor, Cunliffe, Darvesh, Dean, Hayes, Hornby, Peel, Radcliffe, Sanders, Sherrington, Watters, Weatherby, Wilkinson and Wright.</p> <p>Member abstaining (1):</p> <p>Councillor Walsh</p>
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(The meeting started at 2.00pm and finished at 5.10pm)