

PLANNING COMMITTEE

MEETING, 3rd JULY, 2014

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Allen, C. Burrows, L. Byrne, A. Connell, Critchley, Cunliffe, Gillies, Hall (as deputy for Councillor Dean), Lewis (as deputy for Councillor Ayub), Martin, Mistry, Murray (as deputy for Councillor Kay), Peel, Richardson, Mrs. Thomas, Sherrington, A. Walsh, J. Walsh and Watters.

Apologies for absence were submitted on behalf of Councillors Ayub, Kay and Dean.

Councillor Darvesh in the Chair.

3. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 5th June, 2014 were submitted and signed as a correct record.

4. 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:

91399/14
91353/14
91799/14
91725/14

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

91954/14

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91959/14
91535/14
91779/14
92101/14
91799/14

Councillor Bashir-Ismail, in her capacity as Ward Councillor, addressed the Committee in relation to application numbered 91954/14.

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

Member	Application Number	Nature of Interest
Councillor Darvesh	91779/14	He knows the applicant
Councillor Murray	91673/14	She knows the applicant
Councillor Murray	91963/14	She knows the applicant
Councillor Murray	91964/14	She knows the applicant
Councillor Darvesh	91080/14 and 91081/14	He knows the applicant
Councillor Kellett	91673/14	She knows the applicant
Councillor Bashir-Ismail (attending the meeting in her capacity as a Ward Councillor in relation to application 91954/14)	91954/14	Some members of her family have connections to the Mosque

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Resolved – That the various planning applications submitted by the Director of Development and Regeneration be dealt with as follows:-

Application Number	Proposal and Location	Decision
91080/13	Outline application (all matters reserved) for the erection of employment units (Class B1/B2/B8) and associated works on land at north of Britannia Way	Deferred for site visit
91081/13	Demolition of existing buildings, erection of 308 no. detached, semi-detached and mews style dwellings, together with site profiling, hard and soft landscape and associated works on land south of Crompton Way	Deferred for site visit
91273/14	Conversion of stable building to part residential/part stabling; associated works including new windows at The Barn, Ringley Road West, Stoneclough, Radcliffe	Approved, subject to conditions, as recommended in the report
91399/14	Erection of part single/part two storey extension at rear at 204 Manchester Road, Westhoughton	Refused, as recommended in the report
91535/14	Formation of roof terrace form existing flat roof and retention of air source heat pump at 5 Ellonby Rise, Lostock	Refused. The proposed roof terrace, by virtue of its design, height and siting would be detrimental to

		<p>the outlook, privacy and living conditions of neighbouring residents at 3 Ellonby Rise and is contrary to Policy CG4 of Bolton's Core Strategy and Supplementary Planning Document - "House Extensions".</p> <p>The proposed air source heat pump would, by virtue of its visual and noise impact, be detrimental to the living conditions of neighbouring residents at 3 Ellonby Rise and is contrary to Policy CG4 of Bolton's Core Strategy and Supplementary Planning Document - "House Extensions".</p>
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91673/14	Extension of existing farmhouse along with demolition of existing outbuildings and erection of 4 no. dwellings at Grundy Fold Farm, Chorley Old Road, Horwich	Deferred for further information
91725/14	Erection of part two storey/part single storey extension at rear at 3 Dover Grove	Refused, as recommended in the report
91774/14	Change of use from family dwelling (Class C3) to house in multiple occupation for 8 people at 171 Park Road	<p>Refused.</p> <p>1. The layout of the proposed residential use represents cramped and poor quality living accommodation contrary to the Council's adopted policies relating to living conditions and quality housing provision, Core Strategy Policies CG4, SO14 and SO16.</p> <p>2. The proposal represents an unacceptably over intensive use of the site, contrary to the established character of the area and</p>

		contrary to Policy CG3 of the Core Strategy.
91779/14	Substitution of house type at 49 Regent Road, Lostock	Deferred for further information
91799/14	Erection of single storey extension at front together with part two storey/single storey extension and conservatory at rear at 174 Armadale Road	<p>Refused.</p> <p>The proposed extension would, by virtue of its design, height and siting be detrimental to the character and appearance of the area and in particular would impact detrimentally on the outlook and living conditions of neighbouring residents at number 176 Armadale Road, Bolton and is contrary to Policy CG3 and CG4 of Bolton's Core Strategy and Supplementary Planning Document - "House Extensions".</p>

91862/14	Permanent change of use from industrial (Class B1 and B2) to educational and community facility (Class D1 and D2) together with alterations to provided 2 no. additional classrooms and 4 no. new windows at Bolmoor Workshop, Adelaide Street	Approved, subject to conditions, as recommended in the report
91900/14/	Erection of an agricultural building for the storage of a biomass heating system together with associated pellet silo at Denton Farm, 116 Chorley Road, Blackrod	Approved, subject to conditions, as recommended in the report
91954/14	Demolition of existing retail unit and garages and erection of a mosque and madrasah including a minaret tower and dome together with associated car parking and landscaping on land at Blackburn Road, Canning Street and Jennaby Walk	Approved, subject to conditions, as recommended in the report
91959/14	Demolition of existing farm/outbuildings and the erection of 13 detached houses with access and landscaping at Edges Farm, Leigh Road, Westhoughton	That the decision be delegated to the Director of Development and Regeneration for approval and Section 106 Agreement
91963/14	Removal of condition 05 on application 90444/13 to allow display of retail goods at front of property between 9.00am and 6.00pm at APNA	Refused, as recommended in the report

	Superstore, 215 Fletcher Street	
91964/14	Installation of disabled access ramp at APNA Superstore, 215 Fletcher Street	Approved, subject to conditions, as recommended in the report and additional conditions regarding the ramp complying with necessary building regulation standards and relevant traffic regulation orders being put in place
92101/14	Erection of single storey extension at side at 126 Ashworth Lane	That the decision be delegated to the Director of Development and Regeneration for approval

(The meeting started at 2.00pm and finished at 5.25pm)