

PLANNING COMMITTEE

MEETING, 7th FEBRUARY, 2019

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Allen (as deputy for Councillor Morgan), Chadwick, Critchley, Cunliffe, Dean, Hewitt, Hornby, Iqbal (as deputy for Councillor Ayub), Kirk-Robinson, Mistry, Morris, Newall, Peel, Walsh, Watters (as deputy for Councillor Abdullah) and Wilkinson.

Apologies for absence were submitted on behalf of Councillors Abdullah, Ayub, Morgan and Sanders.

Councillor Darvesh in the Chair.

19. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 10th January, 2019 were submitted and signed as a correct record.

20. 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.

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

04649/18
04459/18
05040/18
04803/18

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Councillor Flitcroft, in her capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 05040/18.

Councillor Pattison, in her capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 03380/18.

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

Application Number	Proposal and Location	Decision
03380/18	Outline application for the erection of 42 dwellings including importation of material to level land for development on former railway cutting to the north of Springfield Road, Kearsley	Refused, for the following reasons: 1. The construction of the proposed development would result in unacceptable noise and disturbance to residents on Waverley Avenue, Pilkington Road and Springfield Road by virtue of vehicular movement to and from the site as a result of infilling operations, vehicular movement and the operation of machinery / plant within the site associated with infilling of the

		<p>cutting. The proposal would therefore be contrary to Core Strategy policy CG4.1 and CG4.2 and paragraph 180 of the National Planning Policy Framework.</p> <p>2. The proposal development would be affected by contamination and gas migration from an adjoining site (Singing Clough) which would not be adequately mitigated against and would have a detrimental / harmful impact on the health and safety of existing and future residents. The land would not be suitable for the proposed use and is therefore contrary to Core Strategy policy CG4.3 and paragraph 180 of the National Planning Policy Framework.</p>
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		<p>3. The location of residential development proposed within the submission is inappropriate. The living conditions of the residents of the proposed development would be detrimentally impacted upon by poor air quality in the area due to emissions emanating from the A666 / M61 corridor. The proposal would be contrary to Core Strategy policies CG4.1 and CG42 and paragraph 180 of the National Planning Policy Framework.</p> <p>Members voting for refusal of the application:</p> <p>Councillors Allen, Chadwick, Critchley, Cunliffe, Dean, Hewitt, Hornby, Iqbal, Kellett, Kirk-Robinson, Morris, Newall,</p>
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		<p>Walsh, Watters and Wilkinson.</p> <p>Members voting against refusal of the application:</p> <p>Councillors Darvesh and Mistry.</p>
04459/18	Erection of 30 no. residential dwellings (21 three bed and 9 four bed detached and semi-detached) together with associated works including landscaping and parking on land south west of Crescent Road and Lynwood Avenue, Farnworth	<p>Deferred for further information.</p> <p>Members voting in favour of deferral of the application:</p> <p>Councillors Chadwick, Cunliffe, Darvesh, Hornby, Iqbal, Kellett, Kirk-Robinson, Mistry, Morris, Peel, Watters and Wilkinson.</p> <p>Members voting against deferral of the application:</p> <p>Councillors Allen, Critchley, Dean, Hewitt, Newall and Walsh</p>

04602/18	Change of use from offices to a mixed use A3 (café and restaurant) and A5 (hot food takeaway) at former Anchor Inn, Eagle Street	The application was withdrawn by the applicant
04649/18	Demolition of existing building and erection of four storey mixed use building comprising retail and office, leisure and assembly and 23 one bedroomed apartments (Class A1-A3, C3 and D2) at YMCA Building, 121-129 Deansgate	<p>Approved, subject to conditions, as recommended in the report.</p> <p>Members voting for approval of the application:</p> <p>Councillors Allen, Chadwick, Critchley, Cunliffe, Darvesh, Dean, Hewitt, Hornby, Iqbal, Kellett, Mistry, Morris, Newall, Peel, Walsh, Watters and Wilkinson.</p> <p>Member voting against approval of the application:</p> <p>Councillor Kirk-Robinson</p>
04798/18	Erection of dwelling and stables with associated access and landscaping together with change of use of land to outdoor learning area and Higher Critchley Fold	Deferred, at the request of the applicant, for consideration at the meeting in March, 2019.

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	Barn, Longworth Road, Egerton	
04803/18	Installation of artificial grass pitch including flood lighting, 4.5-metre-high ball stop fencing, 1.2-metre-high separation barrier, 2 team shelters and a container at St Catherine's Academy, off Newby Road	<p>That the decision be delegated to the Director of Place for approval, and amended operational times for floodlights up to 10.00pm.</p> <p>Members voting for approval of the application:</p> <p>Councillors Allen, Chadwick, Cunliffe, Darvesh, Dean, Hewitt, Iqbal, Kellett, Kirk-Robinson, Mistry, Morris, Newall, Walsh, Watters and Wilkinson.</p>
05040/18	Demolition of existing outbuilding and change of use from dental surgery to 6-bed house of multiple occupancy at 20 Bolton Road, Farnworth	<p>Refused, for the following reasons:</p> <p>1. The proposed development represents an over development of the site which will result in harm to the living conditions of the future occupiers of</p>

		<p>the property by virtue of the limited proposed outdoor amenity space and is thus contrary to Policy CG4 of Bolton's Core Strategy and Supplementary Planning Document 'General Design Principles'.</p> <p>2. The proposed development would lead to increased noise and disturbance within the rooms sharing a party wall with the neighbouring residential property at 18 Bolton Road, to the detriment of the living conditions of the neighbouring residents at 18 Bolton Road, contrary to Policy CG4 of Bolton's Core Strategy.</p> <p>3. The proposed development makes insufficient provision for car parking in</p>
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		<p>connection with the proposed use which is likely to result in on-street traffic and parking problems and is thus contrary to Policies P5 and S1.2 of Bolton's Core Strategy.</p> <p>Members voting for refusal of the application:</p> <p>Councillors Chadwick, Critchley, Cunliffe, Darvesh, Dean, Hewitt, Hornby, Iqbal, Kellett, Mistry, Morris, Newall, Peel, Walsh, Watters and Wilkinson.</p> <p>Members voting against refusal of the application:</p> <p>Councillors Allen and Kirk-Robinson.</p>
05154/18	Construction of 3G all weather sports pitch with 4.5m high ball stop fence and LED flood-lighting on 15m columns and the adjacent establishment of a useable	<p>Approved, subject to conditions, as recommended in the report.</p> <p>Members voting</p>

	natural grass sports field with space for multiple sports and piped sub-soil land drainage out to an existing drainage swale and onwards to Singing Clough culvert at Kearsley Academy, Springfield Road, Kearsley	for approval of the application: Councillors Allen, Chadwick, Cunliffe, Darvesh, Dean, Hewitt, Iqbal, Kellett, Kirk-Robinson, Mistry, Morris, Newall, Walsh, Watters and Wilkinson.
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21. PLANNING APPEAL DECISIONS

The Director of Place submitted a report which informed the Committee of the outcome of various planning appeals between 1st and 29th January, 2019.

Resolved – That the report be noted.

(The meeting started at 2.00pm and finished at 5.20pm)