PLANNING COMMITTEE

MEETING, 22nd OCTOBER, 2015

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

Apologies for absence were submitted on behalf of Councillors Peel and Mrs Thomas.

Councillor Darvesh in the Chair.

11. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 24th September, 2015 were submitted and signed as a correct record.

12. 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:

94696/15	94440/15	94496/15
94454/15	94409/15	94730/15

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

94440/15	94496/15	94730/15
94721/15	94882/15	

Councillors Graham, Kirk-Robinson and Cox in their capacities as Ward Councillors, addressed the Committee in respect of application numbered 94696/15.

Councillor Haslam in his capacity as a Ward Councillor addressed the Committee in respect of application numbered 94721/15.

Councillor Haworth in her capacity as a Ward Councillor addressed the Committee in respect of application numbered 94730/15.

Councillor Richardson in his capacity as a Ward Councillor addressed the Committee in respect of application numbered 94409/15.

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

Member of Council	**Application Number**	**Nature of Interest**
Councillor Jones	94848/15, 94696/15 and 89893/15	He is a member of Westhoughton Town Council
Councillor Jones	94609/15	He is a Member of the Greater Manchester Waste Disposal Authority
Councillor Cunliffe	94558/15	She is a member of Blackrod Town Council
Councillor Darvesh	94882/15	He knows an objector
Councillor Graham	94696/15	Previously expressed a view on the application and withdrew from the meeting

Councillor C. Burrows	94558/15	She knows the agent
Councillor Sherrington	94609/15	She is a Member of the Greater Manchester Waste Disposal Authority
Councillor J. Walsh	89893/15	He knows the applicant
Councillor J. Walsh	94440/15	The application site is near his home
Councillor J. Walsh	94882/15	He knows the objector
Councillor Kellett	94618/15	She is Member of Horwich Town Council
Councillor Allen	94618/15	He is a member of Horwich Town Council
Councillor Hornby	94409/15	He knows both parties

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**
89893/13	Erection of 50 dwellings on former Greyhound Stadium site at Wigan Road, Westhoughton, Bolton.	That the decision be delegated to the Director of Development and Regeneration
94300/15	Erection of one detached dwelling together with detached garden shed in rear garden adjoining retaining boundary wall at plot 2, Ellesmere Gardens, Morris Green, Bolton.	Approved, subject to the conditions as recommended in the report.

94317/15	Conversion of detached garage and extension to form studio flat at 13, Springfield, Stoneclough, Radcliffe, Bolton.	Approved, subject to the conditions as recommended in the report and an additional condition regarding personal permission
94409/15	Erection of single storey building to form nursery and elevational alterations to existing day care centre and erection of 2m high fence at pre-school Playgroup, Victory Road, Little Lever, Bolton.	Approved, subject to the conditions as recommended in the report.
94440/15	Erection of part single, part two storey extension and detached garage at rear of 32, New Hall Lane, Bolton.	Approved, subject to the conditions as recommended in the report.
94454/15	Outline application for the erection of one dwelling (access and layout details only) on land adjacent 12, Woodside Place, Bolton.	Approved, subject to the conditions as recommended in the report and also include a note regarding the covenant issue regarding the point of access
94469/15	Retention of palisade fencing along one side of the existing cycle way, also a section of additional palisade fencing behind properties on Strawberry Hill Road, Bolton at Bolton East Cycle Way, Strawberry Hill Road, Bolton.	Approved, subject to the conditions as recommended in the report.

94496/15	Reserved matters – appearance, scale and layout including minor repositioning of dwellings due to tree roots at 63 Chapel Town Road, Bromley Cross, Bolton.	Approved, subject to the conditions as recommended in the report and additional conditions regarding no openings in the eastern elevation and reinforced planting along the boundary at Chapeltown Road.
94558/15	Erection of 5 no. dwellings comprising three town houses and a pair of semi-detached at the Red Lion Hotel, 101, Church Street, Blackrod, Bolton	Approved, subject to the conditions as recommended in the report.
94609/15	Demolition of existing employment and construction waste transfer premises and erection of 9no. new employment units (B1C/B2/B8) and new construction waste transfer unit (Sui Generis) along with associated parking and landscaping at edge Fold Industrial Estate, Plodder Lane, Bolton	Approved, subject to the conditions as recommended in the report.
94618/15	Erection of five dwellings at land at Dickinson Street West, Horwich, Bolton	Approved, subject to the conditions as recommended in the report.

94696/15	Erection of 300 no. dwellings including public open spaces, landscaping and play areas, together with creation of new internal access road which connects into the existing road network at Chequerbent Roundabout in the north and Platt Lane in the south at land north of Platt Lane, east of park Road and south of Chequerbent Roundabout, Westhoughton, Bolton	Refused, for the reasons set out in the report.
94721/15	Erection of 7 dwellings following demolition of the existing Club House and Driving range canopy at Bolton Open Golf Course, Longsight Lane, Bolton.	Refused, for the reasons set out in the report.
94724/15	Erection of a single storey extension to form additional class room space and erection of a shelter to north elevation at Roscow Fold Primary School, Stephens Street, Bolton.	Approved, subject to the conditions as recommended in the report.
94730/15	Erection of single storey extensions to front, side and rear to provide new entrance, day rooms, staff and storage facilities together with additional parking and landscaping at Wilfred Geere House, Highfield Road, Farnworth, Bolton.	Approved, subject to the conditions as recommended in the report with an extra condition regarding no parking on the square

94848/15	Outline application for the erection of one dwelling (all matters reserved) at 2 The Grange, Westhoughton, Bolton	Approved, subject to the conditions as recommended in the report.
94882/15	Variation of condition 2 and 3 on planning application 90074/13 (wording to say : the premises shall be used as an education / community centre and a place of worship and for no other purpose (in Class D1 of the schedule to the Town and Country Planning use classes order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order), the time of prayer to be unrestricted at 20 Devonshire Road, Bolton	That the decision be delegated to the Director of Development and Regeneration.
94947/15	Erection of one dwelling including the insertion of three obscure glazed windows to the ground floor (amendment to previously approved application) at land at Croston Street, Bolton	Approved, subject to the conditions as recommended in the report.

(The meeting started at 2.00pm and finished at 4.40pm)