

PLANNING COMMITTEE

MEETING, 25th JUNE, 2020

Present – Councillors Walsh (Chairman), Ayub (Vice-Chairman), Allen, Connor, Darvesh, Dean, Haworth, Hayes, Hornby, Mistry, Peel, Radcliffe, Sanders, Sherrington, Watters, Wilkinson and Wright.

Councillor Walsh in the Chair.

1. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 6th February, 2020 were submitted and signed as a correct record.

2. 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:

07786/20
07237/19
06551/19

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

Member of Council	Application Number	Nature of Interest
Councillor Haworth	06551/19	She declared an interest in the application. She then addressed the

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		Committee in her capacity as Ward Councillor and then withdrew from the meeting and took no further part in the proceedings on the application.
Councillor Sanders	06551/19	He has been dealing with this application as a Ward Councillor and withdrew from the meeting and took no further part in the proceedings on the application.

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

Application Number	Proposal and Location	Decision
07786/20	Erection of 40 residential dwellings comprising 16, two and three bed houses, 24 one and two bed apartments together with access from Blenheim Road, landscaping and other associated works on land bound by Blenheim Road, St Osmunds Drive and Brightmet Drive, Bolton.	<p>That the decision be delegated to the Director of Place for approval and to complete the legal formalities.</p> <p>Members voting for approval of the application (17):</p> <p>Councillors Allen, Ayub, Connor, Darvesh, Dean, Haworth, Hayes,</p>

		Hornby, Mistry, Peel, Radcliffe, Sanders, Sherrington, Walsh, Watters, Wilkinson and Wright.
07237/19	Erection of vehicle showroom (Sui Generis) with associated parking and infrastructure on land south of Manchester Road, Bolton.	<p>That the decision be approved subject to conditions, as recommended in the report and the amendments referred to in relation to conditions 11, 13 and 14.</p> <p>Members voting for approval of the application (16):</p> <p>Councillors Allen, Ayub, Connor, Darvesh, Dean, Haworth, Hayes, Hornby, Mistry, Peel, Radcliffe, Sanders, Sherrington, Walsh, Wilkinson and Wright.</p>
06551/19	Retrospective consent for demolition of no 523 and the majority of no 525 Plodder Lane and the erection of a detached two storey dwelling with proposed external	<p>Refused.</p> <p>The proposal by way of its scale and design would be out of</p>

	<p>alterations to the structure as built, together with hard surfacing within the curtilage and installation of new gates at 523 and 525 Plodder Lane, Farnworth</p>	<p>character with the prevailing style of dwellings in the surrounding area and would be contrary to Core Strategy policies CG3.2, CG3.3 and RA2. In addition, due to the scale, design and the close of proximity of the proposal to the rear facing bedroom within Numbers 28 and 30 Tig Fold Road the proposal would appear as overbearing to these properties and be detrimental to the continued enjoyment of their established residential amenity contrary to Core Strategy policy CG4.1 and guidance contained within the General Design Principles SPD.</p> <p>Members voting for refusal of the application (7):</p> <p>Councillors Allen, Darvesh, Hayes,</p>
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		<p>Hornby, Walsh, Wilkinson and Wright.</p> <p>Members voting against refusal of the application (7):</p> <p>Councillors Ayub, Connor, Dean, Mistry, Peel, Radcliffe and Sherrington.</p> <p>As the vote was 7-7 the Chairman used his second vote and voted for refusal.</p>
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(The meeting started at 2.00 p.m. and finished at 4.55 p.m.)