PLANNING COMMITTEE

MEETING, 17th OCTOBER, 2019

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

Councillor Walsh in the Chair.

18. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 3rd October, 2019 were submitted and signed as a correct record.

19. 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 site of application numbered 06485/19:

Councillors Allen, Ayub, Bullock, Connor, Hayes, Radcliffe and Wilkinson

(Councillors Darvesh, Hornby, Walsh and Wright submitted their apologies).

Councillor C. Wild, in her capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 06485/19.

Councillor Galloway, in her capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 06282/19.

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

06485/19
06282/19
06267/19
06268/19

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

Application Number	**Proposal and Location**	**Decision**
05776/19	Change of use of ground floor to restaurant/cafe (Class A3) together with single storey extension at rear at 218 Halliwell Road	**Approved, subject to conditions, as recommended in the report now submitted.** Members voting for approval of the application (18): Councillors Abdullah, Allen, Ayub, Bullock, Connor, Cunliffe, Darvesh, Dean, Hayes, Hornby, Peel, Radcliffe, Sanders, Sherrington, Walsh, Watters, Weatherby and Wright

05878/19	Retention of land for use as 215 space car park ancillary to operation of Smithills Open Farm at Smithills Open Farm, Smithills Dean Road, Smithills	**Approved, subject to conditions, as recommended in the report, and additional condition regarding return of the car park to original state if the business ceases.** Members voting in favour of approval of the application, subject to conditions (18): Councillors Abdullah, Allen, Ayub, Bullock, Connor, Cunliffe, Darvesh, Dean, Hayes, Hornby, Peel, Radcliffe, Sanders, Sherrington, Walsh, Watters, Weatherby and Wright
05879/19	Retention of part agricultural building for ice cream and milk production area and extension for use as farm shop at Smithills Open Farm, Smithills Dean Road, Smithills	**Approved, subject to conditions, as recommended in the report.** Members voting for approval of the application (18):

		Councillors Abdullah, Allen, Ayub, Bullock, Connor, Cunliffe, Darvesh, Dean, Hayes, Hornby, Peel, Radcliffe, Sanders, Sherrington, Walsh, Watters, Weatherby and Wright
06037/19	Erection of first floor side extensions, single storey side and rear extension, replacement of roof together with rear dormer and front porch at 4 Somerdale Avenue	**Approved, subject to conditions, as recommended in the report.** Members voting for approval of the application (18): Councillors Abdullah, Allen, Ayub, Bullock, Connor, Cunliffe, Darvesh, Dean, Hayes, Hornby, Peel, Radcliffe, Sanders, Sherrington, Walsh, Watters, Weatherby and Wright
06119/19	Change of use from retail (Class A1) to restaurant (A3), removal of shutter doors and siting of new door together with extractor flue to rear at	Approved, subject to conditions, as recommended in the report now submitted.

	6-8 St Helen's Road	Members voting for approval of the application (18): Councillors Abdullah, Allen, Ayub, Bullock, Connor, Cunliffe, Darvesh, Dean, Hayes, Hornby, Peel, Radcliffe, Sanders, Sherrington, Walsh, Watters, Weatherby and Wright
06267/19	Erection of six industrial units with associated landscaping on land south of Manchester Road, Former Meridian Court	**That the decision be delegated to the Director of Place for approval, subject to conditions, as recommended in the report now submitted, and additional conditions regarding the use of Units 5 and 6 being restricted to B1 only and reduced delivery times at weekends being agreed by the Director of Place in consultation with the Chairman and Vice-Chairman,**

		in consultation with Ward Councillors. Members voting in favour of the application being delegated to the Director of Place for approval with additional conditions (18): Councillors Abdullah, Allen, Ayub, Bullock, Connor, Cunliffe, Darvesh, Dean, Hayes, Hornby, Peel, Radcliffe, Sanders, Sherrington, Walsh, Watters, Weatherby and Wright
06268/19	Erection of a petrol filling station with ancillary retail store (sui generis) together with drive through restaurant (use class A3/A5) including landscaping at former Meridian Court, Manchester Road	**That the decision be delegated to the Director of Place for approval.** Members voting in favour of the application being delegated to the Director of Place for approval (18): Councillors Abdullah, Allen,

		Ayub, Bullock, Connor, Darvesh, Dean, Hayes, Hornby, Peel, Radcliffe, Sanders, Sherrington, Walsh, Watters, Weatherby and Wright
06282/19	Demolition of dwelling and detached garage and erection of 3 no. dwellings at 79 Albert Road West	**Approved, subject to conditions, as recommended in the report.** A motion to refuse the application was moved and seconded. Members voting in favour of refusal of the application (7): Councillors Allen, Hayes, Hornby, Walsh, Watters, Weatherby and Wright Members voting against refusal of the application (11): Councillors Abdullah, Ayub, Bullock, Connor, Cunliffe, Darvesh,

		Dean, Peel, Radcliffe, Sanders and Sherrington
06485/19	Erection of 131 dwellings with associated access and landscaping at former Roscoe's Farm, Bolton Road, Westhoughton	**Approved, subject to conditions, as recommended in the report, and additional conditions regarding traffic calming scheme and traffic regulations.** A motion to refuse the application was moved and seconded. An amendment to approve the application with conditions was moved and seconded. Members voting in favour of approval of the application with conditions (16): Councillors Abdullah, Allen, Ayub, Bullock, Connor, Cunliffe, Darvesh, Dean, Hornby, Peel, Radcliffe,

		Sanders, Sherrington, Walsh, Weatherby and Wright. Members voting against approval of the application with conditions (2): Councillors Hayes and Watters The amendment to approve the application with conditions was carried.

20. PLANNING APPEAL DECISIONS

The Director of Place submitted a report which informed the Committee of the outcome of various planning appeals between 8th September and 8th October, 2019.

Resolved – That the report be noted.

(The meeting started at 2.00pm and finished at 4.50pm)