

PLANNING COMMITTEE

MEETING, 19th NOVEMBER, 2015

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

Apologies for absence were submitted on behalf of Councillors Ayub, Graham, Hornby and Peel.

Councillor Darvesh in the Chair.

13. ITEM OF URGENT BUSINESS

The Chairman reported that the Director of Development and Regeneration had requested that an urgent item entitled prior approval for replacement equipment on the pavement at Lea Gate, Harwood which was not specified on the agenda for this meeting, be placed before Committee as a matter of urgency. The reason for urgency was that the time period to notify the developer of a decision was 19th November, 2015.

14. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 22nd October, 2015 were submitted and signed as a correct record.

15. 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:

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94528/15	94912/15	94843/15
94934/15	94851/15	94654/15

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

94528/15	94934/15	94316/15
94753/15	94654/15	94720/15
94923/15	94843/15	94851/15

Councillor Wild in his capacity as a Ward Councillor, addressed the Committee in respect of application numbered 94934/15.

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

Member of Council	Application Number	Nature of Interest
Councillor Jones	94720/15 and 94753/15	He is a member of Westhoughton Town Council
Councillor J. Walsh	94316/15	He is associated with Bolton Wanderers Football Club and left the meeting during consideration and determination thereof
Councillor Allen	94691/15	He is a member of the Bolton at Home Board
Councillor Iqbal and Spencer	94691/15	They are members of the Bolton at Home Board and left the meeting during consideration and determination thereof
Councillor J. Walsh	94753/15	He knows the applicant

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Councillor Darvesh	94843/15	He knows the applicant and left the meeting during consideration and determination thereof
Councillor Morris	94843/15	He lives on the Ladybridge estate
Councillor Gillies	94851/15	She knows the objector
Councillor Sherrington	94923/15	She is a member of the Greater Manchester Waste Disposal Authority
Councillor Darvesh	94934/15	He knows the applicant
Councillor Allen	95001/15	He is a member of the Bolton at Home Board
Councillor Iqbal and Spencer	95001/15	They are members of Bolton at Home Board and left the meeting during consideration and determination thereof

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
94316/15	Partial demolition of existing buildings and erection of seven detached dwellings, refurbishment and extensions to existing farmhouse and conversion of barn to form additional dwelling (proposal for nine detached dwellings in total), including landscape details at Lostock House	Approved, subject to conditions as recommended and the addition of a further condition relating to a separate footpath being provided or the provision for non-vehicle users

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	Farm, Hall Lane, Lostock.	should be defined by a white line.
94467/15	Erection of a three storey block of four terraced dwellings on land adjacent to Fernside Court, Fernside, Stoneclough, Bolton.	Approved, subject to the conditions as recommended in the report.
94528/15	Erection of a house and detached garage following demolition of existing house at 126 Newbrook Road, Bolton.	Approved, subject to the conditions as recommended in the report.
94654/15	Siting of a solar farm together with associated infrastructure at Bent Spur Farm, Bent Spur Road, Kearsley, Bolton.	Approved, subject to the conditions as recommended in the report.
94691/15	Change of use of vacant land off Mossfield Road, Kearsley to community use including landscaping.	Approved, subject to the conditions as recommended in the report.
94701/15	Variation of condition 02 on application 90726/13 to resite the development on the eastern boundary and alter the window and door openings at SS Osmund and Andrew RC Primary School, Falkirk Drive, Bolton.	Approved, subject to the conditions as recommended in the report and a further condition that the acoustic fence be retained for the life of the development.
94720/15	Erection of a five bedroomed detached dwelling amended house style to previously approved application on land adjacent to 58 France Street, Westhoughton, Bolton.	Approved, subject to the conditions as recommended in the report.

94753/15	Erection of four dwellings together with new access road and seven parking spaces for use by residents at Hillcrest, Dobb Brow Road, Westhoughton, Bolton.	Deferred for a site visit.
94791/15	Erection of a two storey extension at front and a single storey extension at the rear of 6 Garfield Grove, Bolton.	This item was withdrawn by the applicant.
94799/15	Demolition of public house and erection of a spar convenience store at the Rocket Hotel, 63 New Lane, Bolton.	Approved, subject to the conditions as recommended in the report.
94843/15	Change of use of land to domestic use and temporary five year permission for retention of boundary fence at the side and rear of property with one double gate and two single gates at 14 Kilmaine Drive, Bolton.	Deferred for further information.
94851/15	Variation of condition 5 on application 81354/08 to enable separation of 30 and 32 Dove Bank Road driveways at the front by construction of a 1.2m high fence at Birchtree, 32 Dove Bank Road, Little Lever, Bolton.	Approved with conditions on the basis that the it is not considered that the proposal would lead to vehicular movements which would prejudice road safety. The development is therefore judged to conform to Policy P5 of the Core Strategy.

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94912/15	Non material amendment for alterations to window positions on application 92044/14 at 4 Glendale Drive, Bolton.	Approved subject to the conditions as detailed in the report and a further condition stating that the whole of the first floor window on the gable elevation facing Number 6 must be bricked up and a ventilation system must be installed.
94923/15	Erection of an industrial building, including four vehicle bays, storage area, offices, new access, vehicle test facility and HGV and staff parking areas on land off Salford Road, Bolton.	Approved, subject to the conditions as recommended in the report and the deletion of Condition 17 and Condition 16 being amended so that HGV movements are not restricted in the same way as on the onsite business operations.
94934/15	Erection of two storey extension at the side and rear of 4 Elsworth Drive, Bolton.	Approved, subject to the conditions as recommended in the report and the deletion of Condition 3 and Condition 5 being amended to secure a 2 metre high fence at the side and rear boundaries.

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94999/15	Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to 90539/13 for the erection of a storage and distribution unit (use class B8), including ancillary office and other accommodation and associated works including site profiling, formation of access, car and HGV car parking and landscaping on Plot E1, Logistics North, Cutacre, Little Hulton, Bolton.	Approved, subject to the conditions as recommended in the report.
95001/15	Outline application for the erection of one three bed dwelling (all matters reserved) on land adjoining 11 Horeb Street, Bolton.	Approved, subject to conditions as recommended in the report
95035/15	Temporary change of use of the highway at Victoria Square and Oxford Street to enable Christmas festival event.	Approved, subject to the conditions as recommended in the report and that any future applications for this type of development be delegated to the Director of Development and Regeneration subject to such application not containing any fundamental changes or objections to the proposals.

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95024/15	Prior approval for the replacement of a 14.8m high telecommunications monopole with a 17.5m high monopole, equipment cabinet and meter pillar on the pavement at Lea Gate, Harwood, Bolton.	Prior approval be granted as recommended in the late list.
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(The meeting started at 2.00pm and finished at 4.21pm)