

PLANNING COMMITTEE

MEETING, 1ST APRIL, 2021

Present – Councillors Walsh (Chairman), Ayub (Vice-Chairman), Allen, Connor, Haworth, Hornby, Mistry, Morgan, Newall (as deputy for Councillor Hayes), Peel, Radcliffe, Sanders, Sherrington, Watters (as deputy for Councillor Dean), Wilkinson and Wright.

Councillor Walsh in the Chair.

Apologies for absence were submitted on behalf of Councillors Darvesh, Dean and Hayes.

43. MINUTES OF PREVIOUS MEETING

The minutes of the proceedings of the meeting of the Committee held on 18th March, 2021 were submitted and signed as a correct record.

44. 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 Councillors declared interests in the undermentioned items of business:-

Member of Council	Application Number	Nature of Interest
Councillor Newall	09526/20	She declared an interest in the application. She then addressed the Committee in her capacity as a Ward Councillor and then withdrew from the

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		meeting and took no further part in the proceedings on the application.
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Councillors Silvester and Brady, in their capacity as Ward Councillors, attended the meeting and spoke in respect of applications numbered 09801/20 and 08698/20.

Councillor Hayes, in his capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 10199/21

Councillors Warren and Newall, in their capacity as Ward Councillors, attended the meeting and spoke in respect of application numbered 09526/20

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

08698/20

09801/20

10199/21

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

Application Number	Proposal and Location	Decision
08698/21	Retrospective permission for erection of offices and extension to maintenance sheds, formation of hardstanding and HGV parking and wash areas together with gas/petrol pump	Refused. The proposed development, by reason of its scale and siting, represents inappropriate development within the Green Belt and the circumstances provided by the applicant are not

	and stone retaining walls on land to west of Makinson Lane between Montcliffe and Pilkington Quarries, Horwich	<p>considered to amount to very special circumstances. It is therefore considered that the proposed development would harm the purposes and openness of the Green Belt, contrary to Policy CG7AP of Bolton's Allocations Plan and section 13 of the National Planning Policy Framework.</p> <p>A motion to refuse the application was moved and seconded.</p> <p>Members voting for refusal of the application (14): Councillors Ayub, Connor, Haworth, Hornby, Mistry, Morgan, Newall, Peel, Radcliffe, Sanders, Sherrington, Watters, Wilkinson and Wright.</p> <p>Member abstaining (1): Councillor Walsh</p>
09526/20	Change of use from C3 dwelling house to C2 residential unit (additional information received) at 152 Brodick Drive	<p>Not Approved.</p> <p>1. By reason of it not responding to local need or demand, the proposal would fail to comply with Policy SC2 of Bolton's Core Strategy in that it would result in a</p>

		<p>community facility not located within the neighbourhood that it serves.</p> <p>2. By reason of the additional levels of activity caused by the arrival and departure of staff and visitors, the proposed use would have a detrimental impact on the living conditions of nearby residents and the amenity of the immediate area, contrary to Policy CG4 of Bolton's Core Strategy.</p> <p>3. By reason of it providing accommodation for children previously residing outside of the Borough, the proposal would not represent sustainable development as it would not limit the need for travel by staff and other visitors, contrary to paragraph 103 of the National Planning Policy Framework.</p> <p>A motion to approve the application, subject to conditions, was moved and seconded.</p>
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		<p>Members voting for approval of the application, subject to conditions (6):</p> <p>Councillors Ayub, Haworth, Mistry, Peel, Sanders and Sherrington.</p> <p>Members voting against approval of the application, subject to conditions (7):</p> <p>Councillors Connor, Hornby, Morgan, Radcliffe, Walsh, Watters and Wright.</p>
09801/20	Variation of condition 14 on planning approval 97782/16 (introduction of an additional access to/from the site) at Montcliffe Quarry, Georges Lane, Horwich	<p>Deferred for further information.</p> <p>A motion to defer the application for further information was moved and seconded.</p> <p>Members voting for deferral of the application for further information (15):</p> <p>Councillors Ayub, Connor, Haworth, Hornby, Mistry, Morgan, Newall, Peel, Radcliffe, Sanders, Sherrington, Walsh, Watters, Wilkinson and Wright.</p>
10199/21	Retrospective application for the erection of a raised	<p>Refused.</p> <p>The proposed retained</p>

	<p>patio and sun lounge at rear of 158 Markland Hill Lane</p>	<p>extension and raised patio would, by virtue of their design, height and siting be detrimental to the living conditions of neighbouring residents at 1, 3 and 5 Ripon Drive and 156 and 160 Markland Hill Lane by virtue of increased overlooking and reduced privacy and is contrary to Policy CG4 of Bolton's Core Strategy and contrary to guidance contained within the Supplementary Planning Document - "House Extensions" and paragraph 127 (f) of the National Planning Policy Framework.</p> <p>A motion to refuse the application was moved and seconded.</p> <p>Members voting for refusal of the application (15):</p> <p>Councillors Ayub, Connor, Haworth, Hornby, Mistry, Morgan, Newall, Peel, Radcliffe, Sanders, Sherrington, Walsh, Watters, Wilkinson and Wright.</p>
Tree Preservation Order	<p>Bolton (Land off Brantwood Drive) Tree Preservation</p>	<p>Confirmed without modification.</p>

	Order 2021	<p>A motion to confirm the Tree Preservation Order without modification was moved and seconded. Members voting for confirmation of the Tree Preservation Order without modification (14):</p> <p>Councillors Ayub, Connor, Haworth, Hornby, Mistry, Morgan, Newall, Peel, Radcliffe, Sanders, Sherrington, Walsh, Watters and Wright.</p>
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45. PLANNING APPEAL DECISIONS

The Director of Place submitted a report which informed the Committee of the outcome of various planning appeals between 9th and 23rd March, 2021.

Resolved – That the report be noted.

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