

PLANNING COMMITTEE

MEETING, 18th DECEMBER, 2014

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Allen, Bashir-Ismail (as deputy for Councillor Watters), C. Burrows, L. Byrne, Connell, Critchley, Cunliffe, Dean, Iqbal (as deputy for Councillor Ayub), Kay, Lewis (as deputy for Councillor Gillies), Martin, Mistry, Peel, Richardson, Sherrington, Mrs Thomas. A. Walsh and J. Walsh.

Apologies for absence were submitted on behalf of Councillors Ayub, Gillies and Watters.

Councillor Darvesh in the Chair.

22. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 20th November, 2014 were submitted and signed as a correct record.

23. 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.

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

92656/14	92944/14
92744/14	92373/14
92643/14	92863/14
92476/14	92870/14
92843/14	92667/14

B2

Councillor Hayes, in his capacity as Ward Councillor, addressed the Committee in respect of application numbered 92643/14

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

Member	Application Number	Nature of Interest
Councillor Bashir-Ismail	92656/14	She has previously expressed a view on the application and she withdrew from the meeting
Councillors Allen, Cunliffe, Iqbal and Lewis	92944/14	They are members of the Bolton at Home Board and they withdrew from the meeting
J. Walsh	92863/14	He visits the premises and he withdrew from the meeting
Kellett	92643/14	She knows the applicant and she withdrew from the meeting

Resolved – That the various planning applications submitted by the Director of Development and Regeneration be dealt with as follows:-

Application Number	Proposal and Location	Decision
92373/14	Erection of two storey extension to front and side, part two storey/part single storey	Deferred for further information

B3

	extension to rear, raising of roof height by 0.357m with dormers to side and rear at 78 High Street	
92476/14	Erection of seven storey building comprising accommodation for 140 students with communal facilities and retail unit at ground floor at 4-14 Great Moor Street	Approved, subject to conditions, as recommended in the report
92496/14	Proposed conversion and extension of existing garage to form dwelling at 14 Firwood Fold	The application was withdrawn by the applicant
92578/14	Erection of 16 no. dwellings (8 no 2 bed units and 8 no 3 bed units) on land at Clarendon Street	That the decision be delegated to the Director of Development and Regeneration for approval
92643/14	Erection of stable block on land at rear of Boot Lane	Refused, as recommended in the report
92656/14	Erection of pet crematorium and garden of remembrance including new access and provision of 14 parking spaces on land adjacent Firwood Industrial Estate, Thicketford Road	Refused, as recommended in the report

92667/14	Amendment to previously approved application 90114/13 to demolish and reconstruct the east facing wall, to partially demolish and rebuild the west facing wall and amendments to the proposed lobby/hall, conservatory and first floor windows at Higher Critchley Fold Barn, Longworth Road, Egerton	Approved, subject to conditions, as recommended in the report
92694/14	Instalment of external refrigeration plant unit at rear, internal entrance ramp and automatic door at front, with the repaint of existing shop front and the addition of three air conditioning units to replace existing units at 34-40 Market Street, Westhoughton	Approved, subject to conditions, as recommended in the report
92744/14	Erection of single storey retail unit (Class A1) and a single storey building comprising two commercial units (Class A1, A2 and A3) together with formation of car park, new access, landscaping and associated works on former site of Green Bengal, 158 Darwen Road, Bromley Cross	Approved, subject to conditions, as recommended in the report. (Councillor Critchley dissenting)
92843/14	Erection of two storey side extension and part single/part two storey extension to rear at 19 Brook Hey Avenue	Refused, as recommended in the report.

B5

92863/14	Listed Building consent to remove internal walls, opening of fireplaces, replace fixed seating, refurbishment of bar and other general alterations at Finishers Arms, 487 Church Road	Refused, as recommended in the report
92870/14	Change of use and extension to vacant offices to form 6 no. one bed apartments at 16 Silverwell Street	Approved, subject to conditions, as recommended in the report
92879/14	Change of use of existing business premises and erection of an extension to enable the conversion of the premises to form a free primary school at Adelaide House, Adelaide Street	Approved, subject to conditions, as recommended in the report
92922/14	Erection of 73 no dwellings (57 no. 3 bedrooms, 8 no. 4 bedrooms and 8 no. 2 bedrooms) on land off Lostock Lane, Lostock	Approved, subject to conditions, as recommended in the report
92944/14	Erection of 12 dwellings together with associated access, parking and landscaping on land to rear of Beech Avenue/Central Avenue/North Avenue, Farnworth	Approved, subject to conditions, as recommended in the report.

(The meeting started at 2.00pm and finished at 4.45pm)