

PLANNING COMMITTEE

MEETING, 20th JANUARY, 2022

Present – Councillors Walsh (Chairman), Brady (Vice-Chairman), Allen, Ayub, Connor, Dean, Donaghy (as deputy for Councillor McKeon), Galloway (as deputy for Councillor Morgan), Hayes, Hill (as deputy for Councillor Finney), McMulkin, Mistry, Peel, Radcliffe, Sanders, Sherrington, D. Wilkinson and T. Wilkinson.

Councillor Walsh in the Chair.

Apologies for absence were submitted on behalf of Councillors Finney, McKeon and Morgan.

27. MINUTES OF PREVIOUS MEETING

The minutes of the proceedings of the meeting of the Committee held on 6th January, 2022 were submitted and signed as a correct record.

28. PLANNING APPLICATION – LAND AT AND ADJACENT HULTON PARK, MANCHESTER ROAD, OVER HULTON – 12218/21

Under the approved delegation arrangements, the Committee considered planning application 12218/21, as set out in the report submitted by the Director of Place (Development), for permission to undertake developments, in accordance with the Town and Country Planning Act.

Resolved – That application 12218/21 be dealt with as follows:

Application Number	Proposal and Location	Decision
12218/21	Land at and adjacent Hulton Park, Manchester Road, Over Hulton:	Deferred to allow members to consider the additional information provided.

	<p>PART A: a full planning application for restoration works to Hulton Park and various existing structures and heritage assets within it, including the pleasure grounds, dovecote, walled garden and lakes; the demolition of various existing buildings and structures; the development of a golf resort, including an 18-hole championship-grade golf course, clubhouse, golf academy (comprising driving range, practice course, adventure golf course and academy building with sports and learning facilities, a golf shop and cafe), a hotel with adjoining spa and conference facility, and other ancillary buildings, structures and engineering and landscape works including a maintenance building, highway accesses, internal access roads, highway underpass, various bridges,</p>	<p>A motion to defer the application was moved and seconded.</p> <p>Members voting for deferral of the application (18):</p> <p>Councillors Allen, Ayub, Brady, Connor, Donaghy, Dean, Galloway, Hayes, Hill, McMulkin, Mistry, Peel, Radcliffe, Sanders, Sherrington, Walsh, D. Wilkinson and T. Wilkinson.</p>
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	<p>boundary treatments, external lighting, parking areas and new and replacement landscaping and open space; highways infrastructure; and, where applicable, the re-routing, upgrading and extension of the public rights of way network and the creation of new public rights of way, footpaths and trails.</p> <p>PART B: an outline application for the residential development of up to 1,036 dwellings; a village centre; village hall; community allotments; primary school; short stay holiday accommodation, comprising the conversion of home farm cottage and the construction of a mews building, cabins and lodges; and a range of other retail, leisure, recreation, community and food & drink-related uses; highways infrastructure; the regrading of land to accommodate the golf</p>	
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	course and staging and subsequent regrading for residential development; and, where applicable, the re-routing, upgrading and extension of the public rights of way network, and the creation of new public rights of way, footpaths and trails, with all matters reserved except for (in part) access, and in respect of the short stay holiday accommodation, layout.	
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(The meeting started at 2.00pm and finished at ?.??pm)