

PLANNING COMMITTEE

MEETING, 9TH FEBRUARY, 2017

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Abdullah, Allen, Ayub, Critchley, Cunliffe, Dean, Mrs Fairclough (as deputy for Councillor J. Walsh), Gillies, Hayes, Hornby, Jones, Kirk-Robinson, Mistry, Morgan, Newall, Peel, Sherrington, Mrs Thomas and Watters.

An apology for absence was submitted on behalf of Councillor J. Walsh

Councillor Darvesh in the Chair.

22. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 12th January, 2017 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 Place, for permission to undertake developments, in accordance with the Town and Country Planning Act.

The Committee visited the sites of the undermentioned applications:

97617/16
97826/16

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

97617/16	97795/16
97531/16	97635/16
97826/16	

Councillor Kirk-Robinson, in her capacity as Ward Councillor, attended the meeting in respect of application numbered 97531/16.

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

Member of Council	Application Number	Nature of Interest
Councillor Kirk-Robinson	97531/16	<p>She has been involved in discussions on the application.</p> <p>She declared an interest and then addressed the Committee as the application in her capacity as Ward Councillor.</p> <p>She then withdrew from the meeting during the consideration and determination of the application.</p>
Councillor Critchley	97617/16	He has attended 2 public meetings about the application and a spatial framework meeting
Councillor Cunliffe	97995/16	She is a member of Blackrod Town Council
Councillor Jones	96066/16 and 97531/16	He is a member of Westhoughton Town Council
Councillor Kellett	97617/16	Her brother lives near to the application site

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

Application Number	Proposal and Location	Decision
96066/16	Erection of 12 no. dwellings together with access and landscaping at Ratcliffes Farm, Wingates Lane, Westhoughton	The proposed development, by virtue of its siting and size, would have a greater impact on the openness of the Green Belt than the existing development and the very special circumstances put forward by the Applicant do not outweigh the harm caused to the openness of the Green Belt in this location, contrary to national guidance contained within section 9 of the National Planning Policy Framework and Policy CG7AP of Bolton's Allocations Plan.
97531/16	Demolition of 106 Chorley Road and erection of 12 no. residential dwellings (5 bed) together with associated parking and landscaping at	Approved, subject to conditions, as recommended in the report, and additional

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	96, 106 and paddock, Chorley Road, Westhoughton	conditions regarding the use of mature trees
97617/16	Erection of 98 no. residential dwellings (to include a mix of 1 and 2 bedroom apartments and 2,3 and 4 bedroom houses) including new footpaths, landscaping and boundary treatments on land at The Last Drop, Hospital Road, Bromley Cross	That the decision be delegated to the Director of Place for approval.
97635/16	Change of use of residential dwelling into 2 no. houses of multiple occupancy (1no. 4 bed and 1 no. 5 bed) at 30-32 Victory Road, Little Lever	Approved, subject to conditions, as recommended in the report, and additional condition regarding parked vehicles
97773/16	Erection of single storey extension with roller shutters at AK Grocers, 2-4 Lowther Street and 31 Westbourne Avenue	Approved, subject to conditions, as recommended in the report
97826/16	Erection of 25 no. residential dwellings (2 bed and 3 bed) together with associated infrastructure, access and landscaping details on land to the north of Park Road, Little Lever	Deferred for further information
97914/16	Listed Building consent to retain 2 roller shutters, new doorways, replacement windows, replacement	Approved, subject to conditions, as recommended in the report

	walkway, lighting columns together with works to two loading bays including the construction of ramps at Grecian Mills, Lever Street	
97995/16	Demolition of existing public toilets and garage buildings and erection of 12 no. residential dwellings (10 no. semi-detached and 2 no. detached) together with associated works including new access and landscaping details at former Blackrod Civic Amenity Site, Blackhorse Street, Blackrod	Approved, subject to conditions, as recommended in the report and additional conditions regarding wildlife fence and semi-mature trees
98030/16	Change of use from retail (Class A1) to training and education centre (Class D1) at The Iron Church, Blackburn Road	Approved, subject to conditions, as recommended in the report
98140/16	Change of use from office to 5 no. apartments at 66 St Georges Road	Approved, subject to conditions, as recommended in the report

(The meeting started at 2.00pm and finished at 5.45pm)