

PLANNING COMMITTEE

MEETING, 10th MARCH, 2016

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), C. Burrows, L. Byrne, Critchley, Cunliffe, Dean, Donaghy (as deputy for Councillor Kay), Gillies, Hall (as deputy for Councillor J. Walsh), Hayes, Iqbal (as deputy for Councillor Ayub), Jones, Mistry, Morgan, Peel, Richardson (as deputy for Councillor Hornby), Sherrington, Mrs. Thomas, P. Wild (as deputy for Councillor Allen) and Watters.

Apologies for absence were submitted on behalf of Councillors Allen, Ayub, Hornby, Kay and J. Walsh

Councillor Darvesh in the Chair.

22. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 16th February, 2016 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.

Members visited the site of the following applications:

95714/15
95288/15
95537/15

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

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| 92921/14 | 94843/15 | 95355/15 | 95552/15 |
| 94113/15 | 95288/15 | 95537/15 | |

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

| Member of Council | Application Number | Nature of Interest |
|------------------------------|---------------------------------|---|
| Councillor Morgan | 92921/14 | He had previously discussed the application with the applicant and he withdrew from the meeting |
| Councillor Darvesh | 94843/15 | He knows the applicant and he withdrew from the meeting |
| Councillor Jones | 95448/16 | He is a member of Westhoughton Town Council |
| Councillor Cunliffe | 95490/15 | She is a member of Blackrod Town Council |
| Councillor Kellett | 95532/15, 95636/16 and 95714/16 | She is a member of Horwich Town Council |
| All members of the Committee | 95728/16 | The applicant was a serving elected member of Bolton Council |

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

| Application Number | Proposal and Location | Decision |
|---------------------------|---|---|
| 92921/14 | Conversion of three floors of building from offices to 42 flats at Lincoln House, Nelson Street | That the application be deferred for further information |
| 94113/15 | Substitution of house types and amended layout on application 88290/12 (plots 17-26) at Smithills Coaching House, Smithills Dean Road | Approved, subject to conditions, as recommended in the report |
| 94460/15 | Erection of one detached dwelling with attached double garage and associated landscaping on land off Rock Terrace , Egerton | The application was withdrawn by the applicant |
| 94843/15 | Change of use of land to domestic use and temporary 5 year permission for retention of boundary fence at side and rear of property with one double gate and two single gates at 14 Kilmaine Drive | Refused, as recommended in the report |

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| 94898/15 | Part demolition, conversion and extension of building to form 124 apartments with associated car parking at Globe Works, Lower Bridgeman Street | Approved, subject to conditions, as recommended in the report |
| 94926/15 | Change of use and two storey and single storey extensions at rear of public house to form 4 no. self-contained flats including wrought iron walkway and balustrading at side at Dunscar Arms, 547 Darwen Road, Bromley Cross | Approved, subject to conditions, as recommended in the report |
| 95030/15 | Change of use from public house to a function and conference facility on ground floor and offices on first floor together with dormer at rear, single storey rear extension and car parking to land at rear including erection of lighting at 200 St Helen's Road | Deferred for a site visit |
| 95288/15 | Demolition of and erection of new petrol filling station including convenience store internally incorporating Subway and Greggs, siting of an ATM on the front elevation together with new forecourt layout, canopy and pump islands at petrol filling station, adj. 921 Blackburn Road | Refused. Due to overdevelopment of the site; highway safety and parking problems; inappropriate design and drainage difficulties. |
| 95355/15 | Erection of single storey extension at The Bridge Church and Centre, 109 | Approved, subject to conditions, as recommended in |

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| | Bradford Street | the report |
| 95431/15 | Reconfiguration of drive thru lane, car park and new island for signage. Erection of extension to booth together with height restriction post at McDonalds, Chorley Old Road | Approved, subject to conditions, as recommended in the report |
| 95448/15 | Erection of single storey extension to clubhouse at Tempest United AFC, Tempest Road, Lostock | Approved, subject to conditions, as recommended in the report |
| 95490/15 | Outline application for 1 no. residential dwelling (all matters reserved) on land adj. 41 The Cheethams, Blackrod | Approved, subject to conditions, as recommended in the report |
| 95532/15 | Erection of a three bedroom house attached to no. 12 at 12 Derwent Close, Horwich | Approved, subject to conditions, as recommended in the report |
| 95537/15 | Erection of 11 no. detached 3 and 4 bedroom residential dwellings together with landscaping and new access of Radcliffe Road on land off Radcliffe Road | Approved, subject to conditions, as recommended in the report |
| 95552/15 | Erection of a food store with associated customer car parking, servicing and landscaping together with provision of a separately run 76 no. space town centre car park at Glebe Mill, Library Street, Westhoughton | Approved, subject to conditions, as recommended in the report, and additional conditions regarding the development of car park prior to |

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| | | development and provision of parking for properties on Library Street |
| 95636/16 | Change of use of first and second floors from dwelling to nursery with associated office and storage space at Stocks House, Chorley Old Road, Horwich | Approved, subject to conditions, as recommended in the report |
| 95714/16 | Change of use from engineering works to children's nursery with ancillary accommodation , community room and 15 parking spaces at Longworth House, Bridge Street, Horwich | Approved, subject to conditions, as recommended in the report |
| 95728/16 | Proposed single storey side/rear extension to connect to existing detached building at the rear yard at 271 Chorley New Road | Approved, subject to conditions, as recommended in the report |

(The meeting started at 2.00pm and finished at 5.00pm)