

PLANNING COMMITTEE

MEETING, 16TH NOVEMBER, 2017

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

An apology for absence was submitted on behalf of Councillor Peel

Councillor Darvesh in the Chair.

12. MINUTE SILENCE

The Chairman referred to the recent sad death of Councillor Darren Whitehead.

Members stood in silent tribute to his memory.

13. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 19th October, 2017 were submitted and signed as a correct record.

14. 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 of the Committee visited the site of applications numbered 01492/17, 01373/17 and 00579/17

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

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00600/17
01492/17
00217/17
01373/17
00579/17
01318/17

Councillor Greenhalgh attended the meeting in his capacity as Ward Councillor and spoke in respect of the application numbered 01492/17

Councillor Gillies attended the meeting in her capacity as Ward Councillor and spoke in respect of the application numbered 00217/17

Councillors Kirk-Robinson and C. Wild attended the meeting in their capacity as Ward Councillors and spoke in respect of applications numbered 01675/17 and 00579/17.

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

Member of Council	Application Number	Nature of Interest
Councillor Mrs Thomas	01660/17	She is the Executive Member for Schools
Councillor Cunliffe	01660/17	She is a Governor at the School
Councillor Cunliffe	01660/17	She is a member of Blackrod Town Council
Councillor Kellett	01145/17	She knows the applicant and she withdrew from the meeting during the consideration of the item
Councillor Kellett	01373/17	She is a member of Horwich Town Council

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Councillor Kellett	01318/17	She knows the applicant and she withdrew from the meeting during consideration of the item.
Councillor Jones	01675/17, 00579/17 and 01318/17	He is a member of Westhoughton Town Council
Councillor Darvesh	01145/17	He knows the applicant

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

Application Number	Proposal and Location	Decision
00600/17	Demolition of boarding kennels and former agricultural buildings and erection of two dwellings with associated parking and landscaping. Alterations to existing farmhouse including conversion of attached barns at Little Stanrose Farm, Cox Green Road, Egerton	Approved, subject to conditions, as recommended in the report.
01492/17	Demolition of dwelling and erection of two detached dwellings with associated access at 6 Highland Road, Bromley Cross	Refused. 1. The proposed development would by virtue of the design, height and siting be detrimental to the character and appearance of the area and in

		<p>particular due to the more intensive development of the site would result in dwellings which would be incongruous in the street scene resulting in the removal of significant areas of informal private amenity space which would be dominated by car parking and built development. The proposal would therefore be contrary to Core Strategy policies CG3 and OA 5.8 and guidance contained within the General Design Principles Supplementary Planning Document as it fails to either conserve or enhance the existing physical environment.</p> <p>2.The proposed redevelopment of the application site would, by virtue of the design, height and siting of the</p>
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		<p>proposed new dwellings be detrimental to the living conditions including privacy of the occupants of No. 2 Longridge (due to a shortfall in the interface distances) and would also have a detrimental impact on the living conditions of the occupants of No. 1 Longridge due to the close proximity of the proposed new dwelling to existing lounge and bedroom windows resulting in a development which would be overbearing and which would also result in significant overshadowing in the rear and side garden of No. 1 Longridge.</p> <p>The proposed development is therefore contrary to Policy CG3 and CG4 of Bolton's Core Strategy and guidance contained within</p>
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		the General Design Principles Supplementary Planning Document.
00217/17	Change of use of vacant land to car park with 26 no. parking spaces on land at Egerton Street, Farnworth	Approved, subject to conditions, as recommended in the report, and amended condition regarding landscaping.
02115/17	Additional use of the public highway for public events, civic functions, commercial activities and promotions on Victoria Square, Newport Street, Oxford Street, Market Street, Deansgate and Corporation Street	Approved, as recommended in the report.
01984/17	Listed Building Consent to install fairy light curtains to five windows above the Albert Halls entrance at The Albert Halls, Town Hall, Victoria Square	Approved, subject to conditions, for a temporary period of 3 months.
02137/17	Listed Building Consent for the display of 2 no. internally illuminated digital panels at side/north elevation at the Albert Halls, Town Hall, Victoria Square	Approved, subject to conditions, as recommended in the report.
01660/17	Erection of two storey extension and link corridor to provide 6 no. additional	Approved, subject to conditions, as recommended in

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	classrooms, WCs and ancillary spaces together with hard landscaping and refurbishment of existing building at Blackrod Primary School, Manchester Road, Blackrod	the report.
01373/17	Application for the approval of reserved matters (details of layout, scale, appearance and landscaping) pursuant to hybrid application 91352/14, for the first part of the development at the former Horwich Loco Works site consisting of the erection of 112 dwellings and any other associated development on land at former Horwich Loco Works, Chorley New Road, Horwich	Approved, subject to conditions, as recommend in the report, and that the Director of Place and Borough Solicitor be authorised to complete all necessary legal formalities in consultation with the Chairman of the Planning Committee.
01145/17	Demolition of existing redundant agricultural buildings, conversion of existing barn to form 1 no. dwelling and erection of 2 no. additional dwellings with detached garages on Hole Hill Farm, Matchmoor Lane, Horwich	Approved, subject to conditions, as recommended in the report
01675/17	Change of use of land to soft and hard outside play areas to include erection of 2.4M high mesh security fencing at Acorn House, Dams Head Fold, Westhoughton	Approved, subject to conditions, as recommended in the report, and additional condition regarding

		landscaping.
00579/17	Outline planning permission for the erection of up to 58 no. residential dwellings (access details only) at Hartley's Farm, Wingates Lane, Westhoughton	<p>Refused.</p> <p>The proposed residential development of the application site would represent inappropriate development of 'Other Protected Open Land' in that it would not fall within any of the categories listed within Bolton's Allocations Plan Policy CG6AP, and therefore would be contrary to the Council's development plan. Whilst it is acknowledged that Policy CG6AP is not "up-to-date" (paragraph 49 of the National Planning Policy Framework), it is considered (by applying the "tilted balance" of paragraph 14 of the National Planning Policy Framework) that the adverse impacts of the development (that</p>

		<p>is, the harm to the character and appearance of the area and the harm to highway and pedestrian safety owing to the constrained highway width of the proposed vehicle access to the site (Wingates Lane and Church Lane) as a result of significant on-street parking, and the resultant congestion at peak times) would significantly and demonstrably outweigh the benefits of the proposed development. The proposed development is therefore considered to be contrary to Policy CG6AP of Bolton's Allocations Plan and Policies CG3, OA3, P5 and S1.2 of Bolton's Core Strategy.</p>
01318/17	Partly retrospective application for change of use and extension of travelling	Approved, subject to conditions.

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	showmen's residential site together with erection of building comprising stables, storage area and tack room with additional use of land for storage/parking for 1 no. manure skip, 1 no. horse box, 1 no. horse trailer and 4 no. trailer mounted juvenile rides on land adjacent Tall Trees, Slack Lane, Westhoughton	Members considered the particular needs of the applicant to outweigh other concerns such as the impact on the open character of the area and considered the impact on the road network and the amenity of neighbours to be acceptable.
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(The meeting started at 2.00pm and finished at 5.50pm)