

PLANNING COMMITTEE

MEETING, 4TH MARCH, 2021

Present – Councillors Walsh (Chairman), Ayub (Vice-Chairman), Allen, Connor, Dean, Hayes, Hornby, McKeon (as deputy for Councillor Haworth), Mistry, Morgan, Newall (as deputy for Councillor Wilkinson), Peel, Radcliffe, Sanders, Sherrington and Wright.

Councillor Walsh in the Chair.

Apologies for absence were submitted on behalf of Councillors Darvesh, Haworth and Wilkinson.

37. MINUTES OF PREVIOUS MEETING

The minutes of the proceedings of the meeting of the Committee held on 18th February, 2021 were submitted and signed as a correct record.

38. 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.

Councillors Silvester and Brady, in their capacity as Ward Councillors, attended the meeting and spoke in respect of application numbered 05250/19.

Councillor Baines, in her capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 10231/21

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

05250/19
09993/20
09591/20
10231/21

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

Application Number	Proposal and Location	Decision
09591/20	Change of use and conversion of office building to 88 no. self-contained flats with associated external alterations and landscaping at Lincoln House, Nelson Street	<p>That the decision be delegated to the Director of Place for approval, subject to a Section 106 Agreement.</p> <p>A motion to delegate the decision to the Director of Place for approval, subject to a Section 106 Agreement, was moved and seconded.</p> <p>Members voting for approval of the application, subject to a Section 106 Agreement (15):</p> <p>Councillors Allen, Ayub, Connor, Hayes, Hornby, McKeon, Mistry, Morgan, Newall, Peel, Radcliffe, Sanders, Sherrington, Walsh and Wright.</p> <p>Councillors voting against approval of the application (1):</p>

		Councillor Dean
09993/20	Demolition of buildings and erection of a mixed use development comprising 158 dwellings, commercial floorspace, public square and improvement of the River Croal embankment together with highway works, parking, landscaping and other associated works on land to the east of Central Street	<p>Approved, subject to conditions, as recommended in the report.</p> <p>A motion to approve the application, subject to conditions, was moved and seconded.</p> <p>An amendment to defer the application was moved and seconded.</p> <p>The amendment was put to the vote.</p> <p>Councillors voting for the amendment to defer the application (3):</p> <p>Councillors Allen, Sherrington and Wright.</p> <p>Councillor voting against the amendment to defer the application (12):</p> <p>Councillors Ayub, Dean, Hayes, Hornby, McKeon, Mistry, Morgan, Newall, Peel, Radcliffe, Sanders and Walsh.</p> <p>The amendment was lost.</p> <p>The original motion to approve the application, subject to conditions, was</p>

		<p>then put to the vote.</p> <p>Councillors voting for the original motion to approve the application, subject to conditions (15):</p> <p>Councillors Allen, Ayub, Dean, Hayes, Hornby, McKeon, Mistry, Morgan, Newall, Peel, Radcliffe, Sanders, Sherrington, Walsh and Wright.</p>
10231/21	<p>Prior approval application for a 15m phase 8 monopole c/w wraparound cabinet at base and associated ancillary works on Mansell Way, Middlebrook, Horwich</p>	<p>Refused, as recommended in the report.</p> <p>A motion to refuse the application was moved and seconded.</p> <p>Councillors voting for refusal of the application (15):</p> <p>Councillors Allen, Ayub, Connor, Dean, Hornby, McKeon, Mistry, Morgan, Newall, Peel, Radcliffe, Sanders, Sherrington, Walsh and Wright.</p>
05250/19	<p>Application for a lateral northerly extension to the existing quarry in order to facilitate the extraction of gritstone for the purpose of producing high grade</p>	<p>Refused.</p> <p>1.The proposed development, both during the extraction phase and following restoration, would fail to maintain and respect the</p>

	<p>stone and aggregates at Montcliffe Quarry, Georges Lane, Horwich.</p>	<p>landscape character of the area, contrary to Policies CG3 and OA1.11 of Bolton's Core Strategy.</p> <p>2.The proposed development would constitute inappropriate development in the Green Belt in that it would not preserve the openness of the Green Belt, contrary to Policy CG7AP of Bolton's Core Strategy.</p> <p>3. The proposed mineral extraction would result in a loss of and harm to biodiversity during the operational phase of the development, contrary to Policy CG1.1 of Bolton's Core Strategy.</p> <p>A motion to refuse the application was moved and seconded.</p> <p>Members voting for refusal of the application (16):</p> <p>Councillors Allen, Ayub, Connor, Dean, Hayes, Hornby, McKeon, Mistry, Morgan, Newall, Peel, Radcliffe, Sanders, Sherrington, Walsh and Wright.</p>
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39. PLANNING APPEAL DECISIONS

The Director of Place submitted a report which informed the Committee of the outcome of various planning appeals between 27th January and 24th February, 2021.

Resolved – That the report be noted.

(The meeting started at 2.00pm and finished at 4.40pm)