

PLANNING COMMITTEE

MEETING, 12th MAY, 2016

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

Apologies for absence were submitted on behalf of Councillors Morgan and Mrs Thomas

Councillor Darvesh in the Chair.

26. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 7th April, 2016 were submitted and signed as a correct record.

27. 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 sites of the following applications:-

96141/16

95699/16

95030/15

95777/16

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

95030/15
95151/15
95699/16
95777/16
95949/16
96121/16
96141/16
96142/16

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

Member of Council	Application Number	Nature of Interest
Councillor Jones	95151/15 95993/16	He is a member of Westhoughton Town Council
Councillor Jones	95699/16	He knows the objector
Councillor Darvesh	95699/16	He knows the applicant
Councillor Darvesh	96121/16	He knows the applicant and he withdrew from the meeting
Councillor Hayes	95939/16	He knows the applicant and he withdrew from the meeting during consideration of the

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		application
Councillors Allen and Kellett	95810/16, 95975/16 and 96141/16	They are members of Horwich Town Council
Councillor Critchley	95777/16	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
93925/15	Variation of condition 22 on application 84065/10 to allow occasional use of traditional quarry drill and blast techniques at Pilkington Quarry, Georges Lane, Horwich	Deferred for further information
93948/15	Outline application for the demolition of existing premises and erection of a three storey development comprising retail on ground floor and 12 no. apartments on first and second floors at 160-164 Tonge Moor Road	Deferred for further information
94453/15	Demolition of garages and erection of 7 no. apartments together with associated parking and landscaping at garage colony, Dorset Close, Farnworth	Approved, subject to conditions, as recommended in the report, and additional condition regarding

		adoption of Dorset Close
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 Helens Road	<p>Approved, subject to conditions.</p> <p>The application was approved subject to conditions. Members concluded that the development was acceptable subject to the addition of conditions with regards to car park lighting, the capacity of the venue and the surfacing and formal marking of car parking spaces.</p>
95151/15	Erection of 28 no. dwellings with associated access and landscaping on land bounded by Wellington Street, Church Street and James Street, Westhoughton	Approved, subject to conditions, as recommended in the report
95540/15	Change of use from (B1) business to out patients department for Bolton Hospital (D1) at Barnett House, Viking Street	Approved, subject to conditions, as recommended in the report
95542/15	Removal of existing car wash and container and erection of extension to side and rear of existing shop including	Approved, subject to conditions, as recommended in the report

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	relocation of ATM (automated teller machine) room, together with new parking arrangements at Newbrook self-serve filling station, Newbrook Road	
95699/16	Demolition of garage and conservatory together with erection of part single storey and part two storey extension to front, side and rear at 15 Langside Drive	Refused, as recommended in the report
95777/16	Change of use from offices to hotel together with external alterations at Ashton House, Waterloo Street	<p>Approved, subject to conditions.</p> <p>Members resolved that the economic benefits of the proposed development outweighed the “town centre first” approach and that the use was an appropriate fit for the building and the site given that more hotels are needed in Bolton.</p>
95804/16	Demolition of tyre workshop together with erection of extension to garage at Whitecroft Garage, Lucy Street	Approved, subject to conditions, as recommended in the report
95810/16	Demolition of existing building and erection of a three storey building comprising 4 no. one-	Approved, subject to conditions, as recommended in

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	bedroom flats and 5 no. two-bedroom flats together with associated parking at 2 Harrison Street, Horwich	the report
95939/16	Erection of 3 no. three storey housing units providing 24 no. one bedroom apartments and 6 no. two bedroom apartments at Salvation Army, Back Church Street	Approved, subject to conditions, as recommended in the report and additional condition regarding façade
95949/16	Variation of conditions 2 and 3 on application 87145/11 to facilitate an increase in number of children to be accommodated at the nursery on any single day (from 50 to 66) at 598 Darwen Road, Bromley Cross	Approved, subject to conditions, as recommended in the report
95975/16	Change of use from residential (Class C3) to retail (Class A1) together with installation of large shop window, sign and shutters to front and erection of door to rear at 11 Chorley New Road, Horwich	That the decision be delegated to the Director of Place for approval, subject to conditions regarding retention of premises as a shop and the opening hours
95993/16	Change of use from care home/day care centre to day care, NHS clinic and associated offices together with internal and external alterations and additional	Approved, subject to conditions, as recommended in the report

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	parking spaces at Winifred Kettle House, Washacre, Westhoughton	
96121/16	Variation of condition 12 on application 91779/14 amendments to roof plan to allow additional velux windows at Cregneish, 49 Regent Road, Lostock	Approved, subject to conditions, as recommended in the report
96141/16	<p>Part A – full application – erection of new leisure centre following demolition of existing car park</p> <p>Part B – outline application (all matters reserved) – erection of primary care centre following demolition of existing leisure centre at Horwich Leisure Centre, Victoria Road, Horwich</p>	Approved, subject to conditions, as recommended in the report
96142/16	Change of use to a Buddhist Temple with living accommodation at Manor Golf Club, Manor Road, Kearsley	Approved, subject to conditions, as recommended in the report
96154/16	Outline application for 1 no. detached residential dwelling (all matters reserved) on vacant land adjacent substation, Old Road	Approved, subject to conditions, as recommended in the report
96175/16	Erection of 1 no. dwelling with detached garage, parking area and access at Plot 5, Hawthorn Bank	Approved, subject to conditions, as recommended in the report

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(The meeting started at 2.00pm and finished at 5.05pm)