

PLANNING COMMITTEE

MEETING, 11th NOVEMBER, 2021

Present – Councillors Walsh (Chairman), Brady (Vice-Chairman), Allen, Ayub, Connor, Dean, Finney, Haworth, Hayes, McMulkin, Mistry, Morgan, Peel, Rimmer (as deputy for Councillor Radcliffe), Sanders, Sherrington, D. Wilkinson and T. Wilkinson.

Councillor Walsh in the Chair.

An apology for absence was submitted on behalf of Councillor Radcliffe

16. MINUTES OF PREVIOUS MEETING

The minutes of the proceedings of the meeting of the Committee held on 27th October, 2021 were submitted and signed as a correct record.

17. 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 following Councillors declared interests in the undermentioned items of business:-

Member of Council	Application Number	Nature of Interest
Councillor Dean	12322/21	The application relates to his property. He withdrew from the meeting during the consideration and determination of the application.

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Councillor Hayes	10044/20	He has been involved in discussions with the applicant and objectors in his capacity as Ward Councillor but has not expressed a view on the application.
Councillor Walsh	10044/20	He has been contacted by two objectors but has not expressed a view on the application.
Councillor Rimmer	10044/20	He has been lobbied by objectors but has not expressed a view on the application.
Councillors Connor, Finney, Morgan, Rimmer and Walsh	12322/21	The applicant is a member of the Bolton Conservative Party

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

12097/21

10044/20

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

Application Number	Proposal and Location	Decision
10044/20	Demolition of bungalows and erection of 43 no. dwellings comprising four storey block of 35 no. flats and 8 no. houses together with associated access, parking, landscaping and	<p>Refused.</p> <p>1. The proposed four storey apartment building, by reason of its siting, height, scale and appearance, would not be in keeping with the character and appearance of the area, and would</p>

	<p>retaining wall along south western boundary on land at Grizedale Close</p>	<p>appear incongruous from surrounding viewpoints and the public rights of way that adjoin the site, contrary to Policies CG3 and OA5 of Bolton's Core Strategy.</p> <p>2. The proposed development would result in the unacceptable loss of trees and hedgerows from the site and fails to sufficiently safeguard and enhance biodiversity, contrary to Policy CG1.2 of Bolton's Core Strategy.</p> <p>3. The proposed apartments would not provide adequate internal living space for future residents, with all the apartments failing to meet the minimum space standards set out within the DCLG Technical House Standards - Nationally Described Space Standards (March 2015), therefore unduly harming the amenity of future residents of the apartments, contrary to Policy CG4 of Bolton's Core Strategy.</p> <p>4. The proposed access into the development via residential streets of limited width is substandard and the limited on-site parking</p>
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		<p>proposed within the development would lead to further on-street parking pressures on these streets, to the detriment of highway and pedestrian safety and contrary to Policies P5 and S1.2 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 (18):</p> <p>Councillors Allen, Ayub, Brady, Connor, Dean, Haworth, Hayes, Finney, McMulkin, Mistry, Morgan, Peel, Rimmer, Sanders, Sherrington, Walsh, D. Wilkinson and T. Wilkinson.</p>
11585/21	<p>Provision of a new air source heat pump supplementing existing mechanical services to building at Heaton and Lostock Neighbourhood Children's Centre, New Hall Lane</p>	<p>Approved, subject to conditions, as recommended in the report.</p> <p>Members voting for approval (18):</p> <p>Councillors Allen, Ayub, Brady, Connor, Dean, Finney, Haworth, Hayes, McMulkin, Mistry, Morgan, Peel, Rimmer, Sanders, Sherrington, Walsh, D. Wilkinson and T. Wilkinson.</p>

		Wilkinson.
11991/21	Provision of new air source heat pump, supplementing existing mechanical services to building at Harvey Early Years Centre, Shaw Street	<p>Approved, subject to conditions, as recommended in the report.</p> <p>Members voting for approval (18):</p> <p>Councillors Allen, Ayub, Brady, Connor, Dean, Finney, Haworth, Hayes, McMulkin, Mistry, Morgan, Peel, Rimmer, Sanders, Sherrington, Walsh, D. Wilkinson and T. Wilkinson.</p>
12097/21	Demolition of all buildings and structures and erection of a mixed-use development comprising 208 dwellings (use class C3), commercial floorspace (use class E), public square, landscaping, parking, highway works and other associated works at Moor Lane Bus Station, Moor Lane	<p>Approved, subject to conditions, as recommended in the report.</p> <p>A motion to approve the application was moved and seconded.</p> <p>An amendment to defer the application was moved and seconded.</p> <p>The amendment to defer was put to the vote.</p> <p>Members voting for the amendment: (9)</p> <p>Councillors Allen, Ayub, Haworth, Hayes,</p>

		<p>McMulkin, Mistry, Peel, Sherrington and D. Wilkinson</p> <p>Members voting against the amendment (9):</p> <p>Councillors Brady, Connor, Dean, Finney, Morgan, Rimmer, Sanders, Walsh and T. Wilkinson.</p> <p>Councillor Walsh used his second vote against the amendment and the amendment was declared lost.</p> <p>Whereupon the original motion to approve the application was put to the vote:</p> <p>Members voting for approval of the application (11):</p> <p>Councillors Brady, Connor, Dean, Finney, Hayes, McMulkin, Morgan, Rimmer, Sanders, Walsh and T. Wilkinson</p> <p>Members voting against approval (4):</p> <p>Councillors Allen, Ayub, Mistry and Sherrington</p> <p>Members abstaining (3):</p> <p>Councillors Haworth, Peel</p>
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		and D. Wilkinson The motion was declared carried and the application was approved.
12322/21	Erection of first floor extensions at front, side and rear together with new openings and conversion of existing garage at 80 Somerton Road	Approved, subject to conditions, as recommended in the report. Members voting for approval (17): Councillors Allen, Ayub, Brady, Connor, Finney, Haworth, Hayes, McMulkin, Mistry, Morgan, Peel, Rimmer, Sanders, Sherrington, Walsh, D. Wilkinson and T. Wilkinson.

18. PLANNING APPEAL DECISIONS

The Director of Place (Development) submitted a report which informed the Committee of the outcome of various planning appeals between 30th September and 2nd November, 2021

Resolved – That the report be noted.

(The meeting started at 2.00pm and finished at 4.35pm)