

## **PLANNING COMMITTEE**

MEETING, 26<sup>th</sup> APRIL, 2012

Present – Councillors A. Connell (Chairman), Darvesh (Vice-Chairman), Allen, Ayub, L. Byrne, Critchley, Hall, Jones, Kell, Kellett, McKeon (as deputy for Councillor Gillies), Mistry, Morgan, Morris (as deputy for Councillor Mrs. Thomas), Murray (as deputy for Councillor Kay), Peacock, Peel, J. Rothwell, Swarbrick (as deputy for Councillor D. Wilkinson), A. Walsh, J. Walsh and Woodward.

Apologies for absence were submitted on behalf of Councillors Gillies, Kay, Mrs. Thomas and D. Wilkinson.

Councillor A. Connell in the Chair.

### **49. MINUTES**

The minutes of the proceedings of the meeting of the Committee held on 29<sup>th</sup> March, 2012 were submitted and signed as a correct record.

### **50. PLANNING APPLICATIONS**

Under the approved delegation arrangements, the Committee considered certain applications, as set out in the report submitted by the Director of Development and Regeneration, for permission to undertake developments, in accordance with the Town and Country Planning Act.

The Committee visited the site of application:-

87403/12

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

87627/12

87594/12

87244/12

87701/12

87225/12

87608/12

87403/12  
87349/12

87718/12  
87683/12

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

<b>Member</b>	<b>Application No.</b>	<b>Type of Interest</b>	<b>Nature of Interest</b>
Councillor Darvesh	87594/12	Personal and Prejudicial	He was a neighbour of the applicant and he withdrew from the meeting.
Councillor L. Byrne	86884/12	Personal and Prejudicial	Her father was a resident at the residential home and she withdrew from the meeting.
Councillor Morgan	86884/12	Personal	He was the owner of a residential home in Bolton.
Councillor Kellett	87306/12	Personal and Prejudicial	The applicant was known to her and she withdrew from the meeting.
Councillor Darvesh	87403/12	Personal	The applicant was previously a doctor at the surgery where the Councillor

### B3

			was a patient.
Councillor A. Walsh	87624/12	Personal	He previously lived opposite the application site.
Councillor J. Walsh	87244/11 and 87225/11	Personal	The applicant was known to him.
Councillor Critchley	97608/12	Personal	The applicant was known to him.

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

<b>Application Number</b>	<b>Proposal and Location</b>	<b>Decision</b>
86884/11	erection of a two storey 90-bed care home (class C2) at former St Andrew's RC Primary School, Withins Drive.	Approved, subject to conditions, as recommended in the report.
87225/11	erection of one five bedroomed detached dwelling with garage at Dobb Brow Road, Westhoughton.	Refused. The Planning Committee considered that the very special circumstances described in the report did not outweigh the harm to the site and its surrounding in terms of character and thus refused

		<p>the application for the following reason:-</p> <p>The development would result in the construction of a large 5 bedroomed house located on a small building plot with a relatively small rear garden. The proposal would result in a cramped form of development which would be out of character with the surrounding area and the previously approved development for part of the site. The proposal would therefore be contrary to Regional Spatial Strategy policies DP2 and DP7 and Core Strategy policies CG3 and OA3.</p>
87244/11	erection of two four bedroomed houses with garages (substitution of house type on previously approved applications 85159/10) on land to rear of 116 – 118 Dobb Brow Road, Westhoughton.	That the decision be delegated to the Director of Development and Regeneration for approval.

87306/12	erection of a 25 metre high wind turbine (total height including blades of 34.2 metres) at Matchmoor Riding Centre, Matchmoor Lane, Horwich.	<p>Refused. The proposed development by virtue of its siting, size and design represents inappropriate development within the Green Belt and the very special circumstances provided do not outweigh the harm caused and the proposal is contrary to saved Unitary Development Plan Policies G1 and G2.</p> <p>The proposed development would, by virtue of its siting, size and design, be detrimental to the character and appearance of the area and would appear as an incongruous feature in the open countryside, contrary to Policies CG3 and OA1 of Bolton's Core Strategy.</p>
87324/12	retention of house without complying with conditions 2 and 3 on application 49577/96 to allow garage	Approved, subject to conditions, as recommended in the report.

	to be converted to habitable room. Erection of a conservatory at rear at 9 Higherbrook Close Horwich.	
87349/12	change of use from B2 to snooker hall (D2 use) with ancillary A5 use at former Allplas Ltd Unit, Coe Street.	<p>Approved, subject to conditions regarding membership and CCTV.</p> <p>The Planning Committee considered the merits of the proposals outweighed any undue impact in respect of the loss of a protected employment site which would be limited and would furthermore result in investment and regeneration of a vacant building thus the Council has granted planning permission because the proposed development is in accordance with all relevant policies of the Development Plan (the UDP and the Regional Spatial Strategy Plan for the North-West), as is</p>

		<p>required by Section 38 of the Planning and Compulsory Purchase Act 2004. There are no material considerations, as specified in the Planning Officer Report, that outweigh this justification to support the grant of planning permission. A summary of the relevant Development Plan policies pursuant to Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 and how the proposed development relates to these policies is set out below.</p> <p>Core Strategy SO6 as the location of the development proposal is accessible and makes the best use of existing infrastructure.</p>
--	--	--

		<p>P1 as the development proposed retains an element of employment within a mixed use.</p> <p>P5 as the development proposal takes into account accessibility by different types of transport.</p> <p>CG4 as the proposal is compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and security, would not generate unacceptable nuisance, odours, fumes, noise or light pollution, nor cause unacceptable impacts upon water, ground or air quality.</p> <p>Policy RA1 (Inner Bolton) as the proposal would result in the regeneration in an older industrial premises in the Inner Bolton area.</p>
--	--	--



B9

87386/12	erection of single storey rear extension at 3 Stokesley Walk.	Deferred for a site visit.
87403/12	proposed changes to previous application for demolition of bungalow and erection of new detached property (application No. 86047/11) at Cregneish, 49 Regent Road, Lostock.	Refused, as recommended in the report.
87594/12	erection of single storey rear extension at 337 Blackburn Road.	Refused, as recommended in the report.
87608/12	extension at side over existing beer garden to form new lounge area at Victoria Hotel, Markland Hill.	Approved, subject to conditions as recommended in the report and additional conditions regarding air conditioning, acoustic barrier, no additional heating system and lighting.
87642/12	erection of an agricultural livestock building on land behind Newgate Nurseries, Plodder Lane.	Approved, subject to conditions, as recommended in the report.
87627/12	use of land for grazing of alpacas and hens. Retention of one field shelter, one observation cabin, one food storage shed, three poly tunnels, two canopies and one equipment cabin. Including	Deferred for further information and site visit.

	formation of new access road and various fencing on land opposite Ashworth Farm A6 Blackrod.	
87641/12	erection of 3 detached dwellings on land at 231-235 Greenmount Lane.	Approved, subject to conditions, as recommended in the report.
87683/12	change of use from storage unit to private hire base at unit 7, Locke Industrial Estate, Emmett Street, Horwich.	Approved, subject to conditions, as recommended in the report.
87701/12	change of use from a guest house/hotel to student accommodation at Broomfield Hotel 33-35 Wigan Road.	Approved, subject to conditions, as recommended in the report.
87718/12	installation of metal cladding to existing acoustic screen and plant, to screen the plant on the roof at Tesco, Longcauseway, Farnworth.	Approved, subject to conditions, as recommended in the report.

## **51. PLANNING APPEAL DECISIONS**

Resolved – That the report of the Director of Chief Executive's Department informing the Committee of decisions taken by, or on behalf of, the Secretary of State in respect of appeals against the planning decisions of this Authority, be noted.

## **52. THANKS TO CHAIRMAN, VICE-CHAIRMAN AND OFFICERS**

Resolved - That the thanks of this Committee be conveyed to the Chairman, Vice-Chairman and to officers for their support to the Committee during the Municipal Year.

**53. COUNCILLOR J. ROTHWELL – RETIREMENT**

The Chairman reported that Councillor J. Rothwell would not be standing for re-election as a Councillor and that this would be his last meeting of the Committee.

Resolved – That the best wishes of the Committee be conveyed to Councillor J. Rothwell.

(The meeting started at 2.00pm and finished at 5.10 p.m.)