

PLANNING COMMITTEE

MEETING, 15th DECEMBER, 2016

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Abdullah, Allen, Ayub, Critchley, Cunliffe, Dean, Gibbon, Gillies, Hayes, Hornby, Jones, Mistry, Morgan, Newall, Peel, Sherrington, Mrs Thomas, J. Walsh and Watters.

Councillor Darvesh in the Chair.

18. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 24th November, 2016 were submitted and signed as a correct record, subject to the start time being amended to read 12.30pm.

19. 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 Committee visited the site of the undermentioned application:

97199/16

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

97795/16
97199/16
97748/16

97684/16
97718/16

97733/16
97470/16

Councillor Gillies, in her capacity as Ward Councillor, addressed the Committee in respect of application 97199/16

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

Member of Council	Application Number	Nature of Interest
Councillor Gillies	97199/16	She has been involved in discussions on the application. She declared an interest and then addressed the Committee on the application in her capacity as a Ward Councillor. She then withdrew from the meeting during the consideration and determination of the application.
Councillor Darvesh	97470/16	He knows the applicant and he withdrew from the meeting
Councillor Kellett	97733/16	She knows the applicant
Councillor Jones	97684/16	He is a member of Westhoughton Town Council

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

Application Number	Proposal and Location	Decision
97143/16	Erection of 15 no. residential dwellings comprising of 11 houses and 4 apartments together with associated works including parking and landscaping on land off Greenland Road, Farnworth	Approved, subject to conditions, as recommended in the report

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97199/16	Erection of 77 dwellings (19 x 2 bed, 50 x 3 bed, 8 x 4 bed) with associated roads and sewers on land at Blindsill Road, Farnworth	Deferred for further information
97426/16	Change of use from vacant retail (class A1) to library and other community facilities (Class D1) at Tesco, 63 Market Street, Little Lever	Approved, subject to conditions, as recommended in the report
97454/16	Variation of condition 9 on previously approved application 95340/15 (plans should be carried out in accordance with 3264_PL01E proposed site plan instead of 3265_PL01) at 162 Manchester Road	Approved, subject to conditions, as recommended in the report
97470/16	Change of use from offices (Class B1) to games rooms (Class D2) at first floor, Highmead House, 105 Halliwell Road	<p>Approved, subject to conditions.</p> <p>Members considered that the increase in leisure floor space from 400 sqm to 960 sqm would not adversely affect the “town centre approach” and that provided the hours were limited until 10pm it would not have an adverse impact on living conditions.</p>

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97561/16	Change of use of premises from B1 offices with education and training facilities to mixed use of wedding venue, dessert bar, hot food café and conference/exhibition space (sui generis) together with removal of loading bay doors/dock and installation of glazed entrance doors to form secondary entrance at Crescent House, Lever Street	Approved, subject to conditions, as recommended in the report
97664/16	Erection of 3 no. residential dwellings with integral garages together with formation of vehicular access and related works on land north of Christ Church, Markland Hill	Approved, subject to conditions, as recommended in the report
97684/16	Demolition of 68 Wigan Road, reconfiguration of car park and landscaping together with the erection of an extension to the existing food store to accommodate a new in-store bakery and freezer area, installation of new glazed entrance and associated works at Lidl Superstore, The Fairways, Westhoughton	Approved, subject to conditions, as recommended in the report
97718/16	Erection of a ground floor and first floor extension to form restaurant, bar and function room together with additional parking at Regent Park Golf Club, Links Road, Lostock	Refused. The proposed development represents inappropriate development within the Green

		Belt and the very special circumstances provided by the applicant do not outweigh the harm caused to the openness of the Green Belt, by virtue of the scale of the proposed development, contrary to section 9 of the National Planning Policy Framework and Policy CG7AP of Bolton's Allocations Plan.
97722/16	Continued use of premises as offices (Class A2) together with use of 69A Winter Hey Lane (first floor) of offices (class A2) and incorporation into 69 Winter Hey Lane at 69/69A Winter Hey Lane, Horwich	Approved, subject to conditions, as recommended in the report
97733/16	Change of use of land to provide 60 no. permanent car spaces, disabled parking bays with accessible footpaths and temporary car parking to be used during occasional seasonal events. Facilities to also include location for a mobile pop-up visitor centre, secure gating, benches and electrical hook up points (for Woodland Trust use) on land at Walker Fold Road	Deferred for further information

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97748/16	Demolition of existing and erection of new residential dwelling at Mere Brow, Chorley Old Road, Horwich	Approved, subject to conditions, as recommended in the report now submitted
97769/16	Change of use of former MOT and vehicle service bay to gymnasium/fitness centre at 427 Chorley New Road, Horwich	Approved, subject to conditions, as recommended in the report
97795/16	Outline application to demolish vacant former nightclub and car park ramp at side and erection of hotel with new structured car park to provide 400 no. additional parking spaces with improved access (all matters reserved) at former vacant nightclub (Ikon and Jumping Jaks), Bridge Street	Approved, subject to conditions, as recommended in the report

(The meeting started at 2.00pm and finished at 5.30pm)