

PLANNING COMMITTEE

MEETING, 23rd July, 2020

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

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

Councillor Walsh in the Chair.

6. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 9th July, 2020 were submitted and signed as a correct record.

7. 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.

Councillor Haworth, in her capacity as a Ward Councillor, attended the meeting and spoke in respect of application numbered 03818/18.

Councillor Flitcroft, in her capacity as a Ward Councillor, attended the meeting and spoke in respect of application numbered 06110/19.

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

03818/18;

06110/19; and
07002/19.

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

Application Number	Proposal and Location	Decision
03818/18	Erection of three four storey buildings comprising 12 x 2 bedroom apartments and 18 five bed shared multiple occupancy units, together with associated access, parking and landscaping on land at Minerva Road, Farnworth, Bolton	<p>Refused.</p> <p>1.The proposed development would, by virtue of its scale, height and siting appear as an overbearing development which would have a detrimental impact on the character and appearance of the area and is contrary to policies CG3 and RA2.14 - RA2.16 (inclusive) of Bolton's Core Strategy and guidance contained within Supplementary Planning Document - "General Design Principles".</p>

		<p>2.The proposed development would, by virtue of its design, height and siting and compounded by the change in levels between the application site and the surrounding residential dwellings, impact detrimentally on the privacy, amenity and living conditions of neighbouring residents on Kingsland Road and Colchester Drive and would be contrary to policies CG4 and RA2.17 of Bolton's Core Strategy and guidance contained within Supplementary Planning Document - "General Design Principles".</p> <p>3.The proposed site layout would result in the communal</p>
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		<p>amenity space for future residents being dislocated from the occupants of Blocks 1 and 2, and would thus result in an unusable external space for the occupants of Blocks 1 and 2. This would impact detrimentally on the living conditions of future residents and would be contrary to Bolton's Core Strategy policies CG4 and RA2.17 and guidance contained within Supplementary Planning Document - "General Design Principles".</p> <p>Members voting for refusal of the application (16):</p> <p>Councillors Allen, Ayub, Connor, Dean, Haworth, Hayes, Hornby,</p>
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		<p>Mistry, Morris, Newall, Peel, Radcliffe, Sanders, Sherrington, Walsh, Watters and Wright</p> <p>Member voting against refusal of the application (1):</p> <p>Councillor Darvesh</p>
06110/19	Erection of eleven dwellings with associated access, landscaping and parking on land adjacent to 76 Cross Street, Farnworth, Bolton	<p>That the application be approved, subject to the conditions as detailed in the report and the addition of a further three conditions</p> <p>Members voting for approval of the application (16):</p> <p>Councillors Allen, Ayub, Connor, Darvesh, Dean, Hayes, Hornby, Mistry, Morris, Newall, Peel, Radcliffe, Sanders, Sherrington, Walsh and Wright</p>

07002/19	Retention of single storey extension to side and rear of no 31 and part single storey/part two storey extension with dormer to rear of no 33 Ashton Street, Bolton.	<p>Refused for the reasons as detailed in the report</p> <p>Members voting for refusal of the application (17):</p> <p>Councillors Allen, Ayub, Connor, Darvesh, Dean, Hayes, Hornby, Mistry, Morris, Newall, Peel, Radcliffe, Sanders, Sherrington, Walsh, Watters and Wright</p>
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8. PLANNING APPEAL DECISIONS

The Director of Place submitted a report which informed the Committee of the outcome of various planning appeals between 29th June and 10th July, 2020.

Resolved – That the report be noted.

(The meeting started at 2.00 p.m. and finished at 4.00 p.m.)