

PLANNING COMMITTEE

MEETING, 24th MARCH, 2022

Present – Councillors Walsh (Chairman), Allen, Finney, Iqbal (as deputy for Councillor McKeon), Galloway (as deputy for Councillor Connor), Hill (as deputy for Councillor Dean), Mistry, Morgan, Murray (as deputy for Councillor Ayub), Peel, Radcliffe, Sherrington, D. Wilkinson and T. Wilkinson.

Councillor Walsh in the Chair.

Apologies for absence were submitted on behalf of Councillors Ayub, Brady, Connor, Dean, McKeon and McMulkin.

35. MINUTES OF PREVIOUS MEETING

The minutes of the proceedings of the meeting of the Committee held on 24th February, 2022 were submitted and signed as a correct record.

36. PLANNING APPLICATIONS

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

Councillor McKeon, in his capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 12610/21.

Members of the public addressed the Committee in respect of the following applications:

11568/21
11567/21
12632/21
12391/21

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

Application Number	Proposal and Location	Decision
12632/21	Erection of a single dwelling with associated works (plot no. 5) on land at Grundy Fold Farm, Chorley Old Road	Refused, as recommended in the report. A motion to refuse the application was moved and seconded. Members voting for refusal of the application (13): Councillors Finney, Galloway, Hill, Iqbal, Mistry, Morgan, Murray, Peel, Radcliffe, Sherrington, Walsh, D. Wilkinson and T. Wilkinson Members voting against refusal of the application (1): Councillor Allen
12534/21	Variation of condition 20 on 91673/14 (extension of existing farmhouse along with demolition of existing outbuildings and erection of 4 no dwellings) to facilitate amendments to the dwelling on plot 4 on	Approved, subject to conditions, as recommended in the report. A motion to approve the application, subject to conditions, was moved and seconded. Members voting for

B3

	land at Grundy Fold Farm, Chorley Old Road	approval of the application (11): Councillors Allen, Finney, Iqbal, Mistry, Morgan, Murray, Peel, Radcliffe, Sherrington, Walsh and D. Wilkinson. Members voting against approval (3): Councillors Galloway, Hill and T. Wilkinson.
09801/20	Variation of condition 14 on planning approval 97782/16 (introduction of an additional access to/from the site) at Montcliffe Quarry, George's Lane, Horwich	Approved, subject to conditions, as recommended in the report. A motion to approve the application, subject to conditions, was moved and seconded. Members voting for approval (14): Councillors Allen, Finney, Galloway, Iqbal, Hill, Mistry, Morgan, Murray, Peel, Radcliffe, Sherrington, Walsh, D. Wilkinson and T. Wilkinson.
12391/21	Erection of single storey extension at rear together with alterations at first floor to form rear terrace	Approved, subject to conditions, as recommended in the report, and additional conditions regarding

	area at Toro, 69 Church Street, Horwich	opening of the balcony from 5.00pm onwards only and the end of the balcony overlooking the nearby school being finished in obscure glass. A motion to approve the application with the two additional conditions was moved and seconded. Members voting for approval of the application with the two additional conditions (12): Councillors Allen, Finney, Galloway, Hill, Iqbal, Mistry, Morgan, Peel, Radcliffe. Walsh, D. Wilkinson and T. Wilkinson. Members voting against approval of the application (2): Councillors Murray and Sherrington.
12610/21	Erection of a detached dwelling with access from Medway Drive on land at Medway Drive, Horwich	Approved, subject to conditions, as recommended in the report. A motion to approve the application, subject to conditions, was moved

		and seconded. Members voting for approval of the application (14): Councillors Allen, Finney, Galloway, Hill, Iqbal, Mistry, Morgan, Murray, Peel, Radcliffe, Sherrington, Walsh. D. Wilkinson and T. Wilkinson
11567/21	Erection of 183 no dwellings with associated access, hard and soft landscaping, substation, walls and fences, drainage and open space including ecological mitigation and other associated works on land at Bowlands Hey, Westhoughton (Phase 5)	Refused The proposed residential development of the application site would represent inappropriate development of 'Other Protected Open Land' and therefore would be contrary to Policy CG6AP of Bolton's Allocations Plan and Policies OA3.3 and OA3.6 of Bolton's Core Strategy. The proposed development would also have significant local landscape and visual impacts which would not maintain or respect the landscape character of the area, and the proposed design and layout does not constitute good urban design and would impact

		detrimentally on the area's character and appearance, contrary to policies CG3 and OA3 of Bolton's Core Strategy and guidance detailed in section 12 of the NPPF. Applying the "tilted balance" of paragraph 11 of the National Planning Policy Framework, it is considered that the adverse impacts of the development would significantly and demonstrably outweigh the benefits of the proposed development. A motion to refuse the application was moved and seconded. Members voting for refusal of the application (14): Councillors Allen, Finney, Galloway, Hill, Iqbal, Mistry, Morgan, Murray, Peel, Radcliffe, Sherrington, Walsh. D. Wilkinson and T. Wilkinson
11568/21	Erection of 119 no dwellings with associated access, hard and soft landscaping, substation, walls and fences, drainage,	Refused The proposed residential development of the application site would represent inappropriate development of 'Other

	open space including ecological mitigation and other associated works on land at Bowlands Hey, Westhoughton (Phase 3 and 4)	Protected Open Land' and therefore would be contrary to Policy CG6AP of Bolton's Allocations Plan and Policies OA3.3 and OA3.6 of Bolton's Core Strategy. The proposed development would also have significant local landscape and visual impacts which would not maintain or respect the landscape character of the area, and the proposed design and layout does not constitute good urban design and would impact detrimentally on the area's character and appearance, contrary to policies CG3 and OA3 of Bolton's Core Strategy and guidance detailed in section 12 of the NPPF . Applying the "tilted balance" of paragraph 11 of the National Planning Policy Framework, it is considered that the adverse impacts of the development would significantly and demonstrably outweigh the benefits of the proposed development.
--	--	---

		A motion to refuse the application was moved and seconded. Members voting for refusal of the application (14): Councillors Allen, Finney, Galloway, Hill, Iqbal, Mistry, Morgan, Murray, Peel, Radcliffe, Sherrington, Walsh. D. Wilkinson and T. Wilkinson
--	--	--

37. PLANNING APPEAL DECISIONS

The Director of Place (Development) submitted a report which informed the Committee of the outcome of various planning appeals between 15th February and 15th March, 2022

Resolved – That the report be noted.

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