

PLANNING COMMITTEE

MEETING, 9th DECEMBER, 2021

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

Councillor Walsh in the Chair.

Apologies for absence were submitted on behalf of Councillors Connor, Finney, McKeon, Morgan and D. Wilkinson

19. MINUTES OF PREVIOUS MEETING

The minutes of the proceedings of the meeting of the Committee held on 11th November, 2021 were submitted and signed as a correct record.

20. PLANNING APPLICATIONS

Under the approved delegation arrangements, the Committee considered certain 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.

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

Member of Council	Application Number	Nature of Interest
Councillor Hayes	95081/15	He knows the applicant and has had discussions on the application. He left the meeting during the consideration

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		and determination of the application.
Councillor Sherrington	11950/20	She has previously had links with Deane Golf Club but has none at present.

Councillor Morgan, in his capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 10173/21.

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

09775/20
 10173/21
 10023/20
 11950/21
 95081/15

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

Application Number	Proposal and Location	Decision
09775/20	Erection of dwellings on two sites: 1. Land at former Creams Mill site including land off Mytham Road, with associated works including: internal access, landscaping and infrastructure including a two-way bridge and provision	Refused, as recommended in the report. A motion to refuse the application was moved and seconded. Members voting for refusal of the application (17): Councillors Allen, Ayub, Brady, Dean, Galloway,

	<p>of woodland walks. 2. Land south of Hall Lane and west of Newbury Road with associated works including: new access from Hall Lane, associated landscaping, internal access and infrastructure including: paths along canal frontage and path linking Moses Gate Country Park.</p> <p>Repair to canal breach and restoration works including: re-lining of the Manchester, Bolton and Bury canal and restoration of canal towpath.</p> <p>On land at Mytham Road, Prestolee Road, Boscow Road, Hall Lane and Newbury Road, Little Lever.</p>	<p>Hayes, Hill, Iqbal, McMulkin, Mistry, Peel, Radcliffe, Rimmer, Sanders, Sherrington, Walsh and T. Wilkinson.</p>
10023/20	<p>Demolition of existing building and erection of 1 no. 4 storey building consisting of 4 no. self-contained flats at 172 St George's Road</p>	<p>Approved, subject to conditions.</p> <p>The amended design, scale and siting of the proposed development would be compatible</p>

		<p>with the site and the surrounding area whilst providing sufficient internal bin storage, secure living and privacy for future residents and would be in relative close proximity to off site amenity space which offsets the lack of available private amenity space within the development. The proposal would therefore comply with Core Strategy policies CG3, CG4, S1 and RA1.</p> <p>A motion to approve the application was moved and seconded.</p> <p>Members voting for approval of the application (9):</p> <p>Councillors Ayub, Dean, Hill, Iqbal, Mistry, Peel, Rimmer, Sanders, and T. Wilkinson.</p> <p>Members voting against the application (8):</p> <p>Councillors Allen, Brady, Galloway, Hayes, McMulkin, Radcliffe Sherrington and Walsh.</p>
10173/21	Partial demolition of existing building and	Approved, subject to conditions, and that the

	<p>the erection of a two-storey front extension, raising of roof height and rear dormer together with the change of use from 1 no. retail unit at ground floor with 2 no. retail units at ground floor, 2 no. flats at first floor and 2 no. flats at second floor at 284 and 286 Wigan Road</p>	<p>determination of additional conditions regarding security, trees, cycle rack, front curtilage and additional fenestration be delegated to the Director of Place (Development) in consultation with the Chairman and Vice-Chairman and Ward Councillors.</p> <p>The amended design, scale and siting of the proposed development would assist in improving the character and appearance of the site and the wider area, including making a positive contribution to the character and appearance of the Deane Village Conservation Area together with ensuring that the living conditions of future residents would not be compromised. The proposal would comply with Core Strategy policies CG3, CG4 and OA4.</p> <p>A motion to approve the application was moved and seconded.</p>
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		<p>Members voting for approval of the application (17):</p> <p>Councillors Allen, Ayub, Brady, Dean, Galloway, Hayes, Hill, Iqbal, McMulkin, Mistry, Peel, Radcliffe, Rimmer, Sanders, Sherrington, Walsh and T. Wilkinson.</p>
11950/21	<p>Outline application for the erection of up to 12 no. dwellings and associated infrastructure works (access details only) on land at Armadale Road</p>	<p>Approved, subject to conditions, as recommended in the report.</p> <p>A motion to approve the application was moved and seconded.</p> <p>Members voting for approval of the application (17):</p> <p>Councillors Allen, Ayub, Brady, Dean, Galloway, Hayes, Hill, Iqbal, McMulkin, Mistry, Peel, Radcliffe, Rimmer, Sanders, Sherrington, Walsh and T. Wilkinson.</p>
12542/21	<p>Provision of 3 no. external air source heat pumps supplementing existing mechanical services to buildings at Ladybridge High</p>	<p>Approved, subject to conditions, as recommended in the report.</p> <p>A motion to approve the application was moved</p>

	School, New York	<p>and seconded.</p> <p>Members voting for approval of the application (17):</p> <p>Councillors Allen, Ayub, Brady, Dean, Galloway, Hayes, Hill, Iqbal, McMulkin, Mistry, Peel, Radcliffe, Rimmer, Sanders, Sherrington, Walsh and T. Wilkinson.</p>
12586/21	<p>Provision of 2 no. new air source heat pumps (ASHP) supplementing existing mechanical services to building together with the provision of acoustic screens at Thicketford Care Centre, Thicketford Road</p>	<p>Approved, subject to conditions, as recommended in the report.</p> <p>A motion to approve the application was moved and seconded.</p> <p>Members voting for approval of the application (17):</p> <p>Councillors Allen, Ayub, Brady, Dean, Galloway, Hayes, Hill, Iqbal, McMulkin, Mistry, Peel, Radcliffe, Rimmer, Sanders, Sherrington, Walsh and T. Wilkinson.</p>
95081/15	<p>Change of use from industrial unit to community and function space at Units 1 and 3, St Paul's Mill, Barbara</p>	<p>Refused, as recommended in the report.</p> <p>A motion to refuse the application was moved</p>

	Street	<p>and seconded.</p> <p>Members voting for refusal of the application (16): Councillors Allen, Ayub, Brady, Dean, Galloway, Hill, Iqbal, McMulkin, Mistry, Peel, Radcliffe, Rimmer, Sanders, Sherrington, Walsh and T. Wilkinson.</p>
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21. PLANNING APPEAL DECISIONS

The Director of Place (Development) submitted a report which informed the Committee of the outcome of various planning appeals between 3rd November and 1st December, 2021

Resolved – That the report be noted.

22. INFRASTRUCTURE FUNDING STATEMENT 2020/21

The Director of Place submitted a report which provided members with the Infrastructure Funding Statement for 2020/21 which detailed the Section 106 income and expenditure over that period.

Resolved – That the report be noted.

23. FIVE YEAR HOUSING LAND POSITION STATEMENT AND HOUSING DELIVERY TEST – DECEMBER 2021 POSITION STATEMENT

The Director of Place (Development) submitted a report which provided an update on the current housing land position at December, 2021.

Resolved – That the report be noted.

(The meeting started at 2.00pm and finished at 4.15pm)