

## **PLANNING COMMITTEE**

MEETING, 23<sup>RD</sup> JUNE, 2022

Present – Councillors Walsh (Chairman), M. Ayub (Vice-Chairman), Dean (as deputy for Councillor Connor), Finney, Grant, Mistry, Morgan, Mort, Newall, Patel, Peel, Radcliffe, Sanders (as deputy for Councillor T. Wilkinson), Sherrington and D. Wilkinson.

Councillor Walsh in the Chair.

Apologies for absence were submitted on behalf of Councillors Allen, Brady, Connor and T. Wilkinson.

### **1. MINUTES OF PREVIOUS MEETING**

The minutes of the proceedings of the meeting of the Committee held on 14<sup>th</sup> April, 2022 were submitted and signed as a correct record.

### **2. 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.

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

<b>Member of Council</b>	<b>Application Number</b>	<b>Nature of Interest</b>
Councillors Grant, Finney, Morgan, Mort, Patel and Walsh	85159/12	They are season ticket holders at BWFC

## B2

Councillor Walsh	11705/21	He knows the applicant as he lives in his Ward.
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Councillors Warren and Hartigan, in their capacity as Ward Councillors, attended the Committee and spoke in respect of application numbered 12412/21.

Councillor Hayes, in his capacity as Ward Councillor, attended the Committee and spoke in respect of applications numbered 12666/21 and 1266/21.

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

13467/22  
12412/21  
13424/22  
12666/21  
12667/21  
11705/21

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

<b>Application Number</b>	<b>Proposal and Location</b>	<b>Decision</b>
13169/22	Erection of single storey extension, provision of shuttered canopy space, new nursery pickup area adjacent to existing car park and demolition of existing store to form break out space with	<p><b>Approved, subject to conditions, as recommended in the report.</b></p> <p>A motion to approve the application was moved and seconded.</p> <p>Members voting for approval of the application</p>

B3

	perimeter fencing at Great Lever Children's Centre, Leonard Street	(15):  Councillors M. Ayub, Dean, Finney, Grant, Mistry, Morgan, Mort, Newall, Patel, Peel, Radcliffe, Sanders, Sherrington, Walsh and D. Wilkinson.
13489/22	Erection of a new 2 storey, 4 classroom extension, together with internal modifications to the existing school building at Gaskell Primary School, Thomas Holden Street	<b>Approved, subject to conditions, as recommended in the report.</b>  A motion to approve the application was moved and seconded.  Members voting for approval of the application (15):  Councillors M. Ayub, Dean, Finney, Grant, Mistry, Morgan, Mort, Newall, Patel, Peel, Radcliffe, Sanders, Sherrington, Walsh and D. Wilkinson.
85159/12	Development of improved sports and education facilities; mixed use development of residential and hotel buildings with ancillary retail, restaurant/cafe, office, and assembly/leisure	<b>That the decision be delegated to the Director of Place (Development) for approval.</b>  A motion to refuse the application was moved and seconded.  An amendment to

	<p>uses; car parking; and associated works at University of Bolton Stadium, Burnden Way, Horwich</p>	<p>delegate the decision to the Director of Place (Development) for approval was moved and seconded.</p> <p>Members voting for the amendment to approve the application (11)</p> <p>Councillors M. Ayub, Dean, Finney, Mistry, Morgan, Mort, Patel, Peel, Radcliffe, Sanders and Sherrington</p> <p>Members voting against the amendment to approve the application (4):</p> <p>Councillors Grant, Newall, Walsh and D. Wilkinson</p> <p>The amendment was declared carried.</p> <p>The substantive motion to approve the application was then put to the vote.</p> <p>Members voting for approval of the application (11):</p> <p>Councillors M. Ayub, Dean, Finney, Mistry, Morgan, Mort, Patel, Peel, Radcliffe, Sanders, Sherrington.</p> <p>Members voting against</p>
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		<p>approval of the application (2):</p> <p>Councillors Grant and Newall.</p> <p>Members abstaining (2):</p> <p>Councillors Walsh and D. Wilkinson.</p>
12412/21	Erection of 94 no. residential dwellings, together with access from Inverbeg Drive, construction of roads and footways, landscaping, open space, drainage and other associated works on land off Inverbeg Drive	<p><b>Refused, for the following reasons:</b></p> <p><b>1.The proposed access to the site is substandard in highway terms, to the detriment of highway safety, and therefore the proposed development is contrary to policies P5 and S1.2 of Bolton's Core Strategy.</b></p> <p><b>2.It has not been sufficiently demonstrated by the applicant that the loss of the recreational land would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location and therefore the proposed development fails to comply with policy CG1.3 of Bolton's Core Strategy and paragraph 99 of the National</b></p>

		<p><b>Planning Policy Framework.</b></p> <p>A motion to refuse the application was moved and seconded.</p> <p>Members voting for refusal of the application (15):</p> <p>Councillors M. Ayub, Dean, Finney, Grant, Mistry, Morgan, Mort, Newall, Patel, Peel, Radcliffe, Sanders, Sherrington, Walsh and D. Wilkinson.</p>
11705/21	Erection of a silage clamp at junction of Old Hall Lane and Old Kiln Lane	<p><b>Approved, subject to conditions, as recommended in the report.</b></p> <p>A motion to approve the application, subject to conditions, was moved and seconded.</p> <p>Members voting for approval of the application (14):</p> <p>Councillors M. Ayub, Dean, Finney, Grant, Mistry, Morgan, Mort, Patel, Peel, Radcliffe, Sanders, Sherrington, Walsh and D. Wilkinson.</p> <p>Members voting against</p>

		approval (1):  Councillor Newall
12666/21	Demolition of out building and previous extension together with erection of single storey extension at rear at The Old School House, New Colliers Row, Colliers Row Road	<p><b>Approved, with conditions being delegated to the Director of Place (Development) in consultation with the Chairman and Vice-Chairman and Councillor Hayes (Ward Councillor).</b></p> <p><b>The design, scale and siting of the proposed extension did not harm the heritage significance of the Grade II Listed Building and did not harm the openness of the Green Belt.</b></p> <p>A motion to approve the application was moved and seconded.</p> <p>An amendment to refuse motion was moved and seconded.</p> <p>Members voting for the amendment to refuse the application (3):</p> <p>Councillors Finney, Morgan and Radcliffe</p> <p>Members voting against the amendment to refuse the application (12):</p>

		<p>Councillors M. Ayub, Dean, Grant, Mistry, Mort, Newall, Patel, Peel, Sanders, Sherrington, Walsh and D. Wilkinson.</p> <p>The amendment was declared lost.</p> <p>The original motion to approve the application was then put to the vote.</p> <p>Councillors voting for approval of the application (12):</p> <p>Councillors M. Ayub, Dean, Grant, Mistry, Mort, Newall, Patel, Peel, Sanders, Sherrington, Walsh and D. Wilkinson.</p> <p>Councillors abstaining (3):</p> <p>Councillors Finney, Morgan and Radcliffe.</p> <p>The motion was declared carried.</p>
12667/21	Listed Building consent for the demolition of out building and previous extension together with erection of single storey extension at The Old School House, New Colliers	<p><b>Approved.</b></p> <p><b>The design, scale and siting of the proposed extension did not harm the heritage significance of the Grade II Listed Building.</b></p> <p>A motion to approve the</p>



	Row, Colliers Row Road	<p>application for Listed Building consent was moved and seconded.</p> <p>Members voting for approval of the Listed Building consent (15):</p> <p>Councillors M. Ayub, Dean, Finney, Grant, Mistry, Morgan, Mort, Newall, Patel, Peel, Radcliffe, Sanders, Sherrington, Walsh and D. Wilkinson.</p>
13424/22	Erection of new temporary teaching and changing blocks together with the retention of existing buildings and continuation of the use of the site as a temporary secondary school until July, 2023 at Kings Leadership Academy, Lever Edge Lane	<p><b>That the decision be delegated to the Director of Place (Development) for approval.</b></p> <p>A motion to delegate the decision to the Director of Place (Development) for approval was moved and seconded.</p> <p>Members voting for delegation of approval to the Director of Place (Development) (15):</p> <p>Councillors M. Ayub, Dean, Finney, Grant, Mistry, Morgan, Mort, Newall, Patel, Peel, Radcliffe, Sanders, Sherrington, Walsh and D. Wilkinson.</p>

13467/22	Erection of part four/part five storey education development building (use class F1) with ancillary office space and ancillary food and drink area (use Class E), landscaping and car parking provision at Royal Bolton Hospital, Minerva Road, Farnworth	<p><b>Approved, subject to conditions, as recommended in the report.</b></p> <p>A motion to approve the application was moved and seconded.</p> <p>Members voting for approval of the application (15):</p> <p>Councillors M. Ayub, Dean, Finney, Grant, Mistry, Morgan, Mort, Newall, Patel, Peel, Radcliffe, Sanders, Sherrington, Walsh and D. Wilkinson.</p>
13111/22	Creation of new public park including new landscaping, seating areas and performance space together with demolition of existing boundary wall and erection of new boundary treatments on land at Ashburner Street and Blackhorse Street	<p><b>Approved, subject to conditions, as recommended in the report.</b></p> <p>A motion to approve the application was moved and seconded.</p> <p>Members voting for approval of the application (15):</p> <p>Councillors M. Ayub, Dean, Finney, Grant, Mistry, Morgan, Mort, Newall, Patel, Peel, Radcliffe, Sanders, Sherrington, Walsh and D. Wilkinson.</p>

### **3. PLANNING APPEAL DECISIONS**

The Director of Place (Development) submitted a report which informed the Committee of the outcome of various planning appeals between 6<sup>th</sup> April and 20<sup>th</sup> June, 2022

Resolved – That the report be noted.

### **4. CLIFF MORRIS – FORMER LEADER OF THE COUNCIL**

The Chairman referred to the death of ex-Councillor and former Leader of the Council, Cliff Morris

The Committee observed a minute silence in his memory.

(The meeting started at 2.00pm and finished at 4.45pm)