

PLANNING COMMITTEE

MEETING, 27th AUGUST, 2015

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Allen, Ayub, L. Byrne, C. Burrows, Critchley, Dean, Graham, Hayes, Hornby, Mistry, Morris (as deputy for Councillor Cunliffe), Peel, Jones, Sherrington, Spencer (as deputy for Councillor Gillies), Mrs Thomas, A. S. Walsh and J. Walsh.

Apologies for absence were submitted on behalf of Councillors Cunliffe and Gillies.

Councillor Darvesh in the Chair.

7. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 30th July, 2015 were submitted and signed as a correct record.

8. PLANNING APPLICATIONS

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

The Committee visited the sites of applications numbered:

93610/15

94143/15

93963/15

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

93610/15

93831/15

94143/15

94293/15

94294/15

94417/15

94418/15

94488/15

94544/15

94569/15

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Councillors Kirk-Robinson, Graham and Cox, in their capacity as Ward Councillors, addressed the Committee in respect of application numbered 93610/15.

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

Member	Application Number	Nature of Interest
Councillor Graham	93610/15	Previously expressed a view on the application and withdrew from the meeting
Councillor Jones	93610/15	He is a member of Westhoughton Town Council
Councillor J Walsh	93610/15	He knows the applicant
Councillor L. Byrne	94418/15	She knows the objector
Councillor Allen and Kellett	94143/15, 94386/15 and 94488/15	They are members of Horwich Town Council
Councillor J. Walsh	94386/15	He is a season ticket holder, shareholder and previously was a consultant to Bolton Wanderers and withdrew from the meeting

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Councillor A. S. Walsh	94293/15, 94294/15 and 94417/15	He was a member of the Cutacre Liaison Committee
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Resolved – That the various planning applications submitted by the Director of Development and Regeneration be dealt with as follows:-

Application Number	Proposal and Location	Decision
93610/15	Erection of 106 dwellings together with associated access and landscaping at former Roscoes Farm, Bolton Road, Westhoughton, Bolton.	That the decision be delegated to the Director of Development and Regeneration for approval, subject to the signing of a Section 106 agreement and two additional conditions referred to on the Schedule of Supplementary Planning Information.
93831/15	Erection of 51 no. detached and semi-detached 2, 3 and 4 bedroom dwellings together with associated works at Lorne Street Mills, Lorne Street, Farnworth, Bolton.	That the decision be delegated to the Director of Development and Regeneration for approval subject to a survey on noise issues.
93929/15	Erection of detached dwelling on land adjacent, The Rowans, Bolton.	That a decision be deferred pending site visit.
93963/15	Erection of three storey building comprising 2 no. units on ground floor	Approved, subject to conditions, as recommended in the report with an

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	(Class A1/A2/A3), 6 no. apartments to first and second floors together with refuse area and parking for 3 vehicles and one service delivery space at land adjacent 235 Manchester Road, Bolton.	additional condition relating to no loading at the front of the premises.
94143/15	Variation of condition R.6 on application 45960/94 to enable the sale of toys, books and food/drink/confectionary at 56 The Linkway, Horwich, Bolton.	Approved, subject to conditions, as recommended in the report.
94293/15	Restoration of three farm buildings and the demolition and provision of a replacement building to create four dwellings with associated parking and open space together with improvements to access at Spout Fold Farm, Rosemary Lane, Bolton.	That the decision be delegated to the Director of Development and Regeneration for approval.
94294/15	Demolition of Farm buildings and erection of 4 no. dwellings together with associated access, parking and landscaping at Mills Brow Farm, Breeze Hill, Over Hulton, Bolton.	Approved, subject to conditions, as recommended in the report.

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94307/15	Erection of two storey side/rear extension at 87, Park Road, Bolton.	Approved, subject to conditions. The Committee felt the extension would not be out of character with the surrounding area. Bin storage / access would be provided from the side / rear.
94322/15	Proposed infill to inner courtyard to provide an additional meeting room at Ladybridge Primary School, Broadford Road, Bolton.	Approved, subject to conditions, as recommended in the report.
94338/15	Change of use and conversion of dwellings to children's education centre together with erection of two storey extension and dormers at rear of 56 and 58 Gibraltar Street, Bolton.	Approved, subject to conditions, as recommended in the report.
94386/15	Removal of conditions 3 and 4 (relating to access to Bolton Wanderers Academy) and variation of condition 15 (approved plans) on application 92922/14 at land off Lostock Lane, Lostock, Bolton.	Refused, for the reasons as set out in the report.
94417/15	Reserved matters planning application pursuant to outline planning permission 90539/13 - access,	Approved, subject to conditions, as recommended in the report.

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	appearance, landscaping, layout and scale for two buildings (use Class B2/B8) with ancillary office development at plot A6, Logistics North, Cutacre at Unit A6A and A6b, Lea Field Way, Bolton.	
94418/15	Erection of single storey extension at rear and first floor extension at side following the demolition of conservatory and garage, erection of 2.0m high fence and raised patio at 38 Heaton Avenue, Bolton.	Approved, subject to conditions, as recommended in the report with an additional condition relating to the removal of the Juliet balcony and the insertion of a window.
94461/15	Change to finished levels for sports pitches previously approved under application 77574/07 at land to the rear of Hollands Nurseries, Darwen Road, Bromley Cross, Bolton.	Consideration of the application was deferred
94488/15	Outline application for the erection of a detached dwelling (all matters reserved) at Corralynn, Chorley Old Road, Horwich, Bolton.	That a decision be deferred pending site visit.
94544/15	Erection of 1 no. four bed dwelling (amended scheme) at land at Croston Street, Bolton.	Refused, for the reasons as set out in the report.

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94569/15	Siting of a children's play area including 1.2m high bowtop style fencing and gates, re-positioning of elephants currently sited on Newport Street and new railings to multi-storey car park at Octagon Court, Howell Croft South, Bolton	Approved, subject to conditions, as recommended in the report.
94678/15	Change of use of ground floor retail shop (Class A1) to mixed use retail shop and micropub (Sui Generis Classification) for a temporary period of two years at 397, Chorley Old Road, Bolton.	Approved, subject to conditions, as recommended in the report and an additional condition of no hot food.

(The meeting started at 2.00pm and finished at 5.22pm)