

PLANNING COMMITTEE

MEETING, 28th AUGUST, 2014

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Allen, Ayub, C. Burrows, L. Byrne, Connell, Critchley, Cunliffe, Gillies, Hall (as deputy for Councillor Dean), Iqbal (as deputy for Councillor Kay), Martin, Mistry, Morris (as deputy for Councillor Mrs Thomas), Peel, Richardson, Sherrington, A. Walsh, J. Walsh and Watters.

Apologies for absence were submitted on behalf of Councillors Dean, Kay and Mrs Thomas.

Councillor Darvesh in the Chair.

7. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 31st July, 2014 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:

92115/14	92114/14
92112/14	91238/14

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

92269/14	92115/14	91238/13
91968/14	91779/14	
92112/14	92274/14	

Councillors Hall and Haslam, in their capacity as Ward Councillors, addressed the Committee in relation to application numbered 91968/14.

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

Member	Application Number	Nature of Interest
Councillor Kellet	91673/14	She knows the applicant and she withdrew from the meeting
Councillor C. Burrows	91960/14	She knows the applicant
Councillor Darvesh	91779/14	He knows the applicant
Councillor Hall	91238/14	He addressed the Committee in his capacity as a Ward Councillor and then withdrew from the meeting during the consideration and determination of the application

Resolved – That the various planning applications submitted by the Director of Development and Regeneration be dealt with as follows:-

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Application Number	Proposal and Location	Decision
91238/13	Erection of 20 dwellings including associated car parking spaces, access and landscaping on land at 18 Worsley Road, Farnworth	Deferred for further information
91673/14	Extension of existing farmhouse together with demolition of existing outbuildings and erection of 4 no. dwellings at Grundy Fold Farm, Chorley Old Road, Horwich	Approved, subject to conditions, as recommended in the report
91779/14	Substitution of house type at 49 Regent Road, Lostock	Deferred for information
91960/14	Retention of 6m x 3m polytunnel to grow vegetables for owner's consumption on land off Rumworth Road, Lostock	Approved, subject to conditions, as recommended in the report
91968/14	Demolition of existing clubhouse and driving range canopy and erection of 8 detached houses with associated access at Bolton Open Golf Club, Longsight Lane	Refused. The proposed development, by virtue of its use, siting and scale, represents inappropriate development within the Green Belt and would harm the purposes and openness of the Green Belt, contrary to section 9 of the National

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		Planning Policy Framework and saved Unitary Development Plan Policies G1 and G2.
91986/14	Erection of 3 detached houses and garages with associated access and parking on former garden nursery, Hawthorn Bank	Approved, subject to conditions, as recommended in the report
92070/14	Erection of 2 no. 6m x2.5m polytunnels on land rear of 874-882 Plodder Lane	Approved, subject to conditions, as recommended in the report
92112/14	Continuation of Bolton east cycle way from Gorses Road to Scholey Street via Darcy Lever Viaduct over a new steel truss bridge at Lower Darcy Street along the disused railway and over Burnden Viaduct. The route continues along the top of the wooden embankment above St Peter's Way to join with Scholey Street at Bolton East Cycle Way Phase 3 (Gorses Road to Scholey Street)	Option C approved, as detailed in the report, subject to conditions as recommended in the report together with the infill of the remainder of Darcy Lever Bridge, enclosure of the whole length of Burnden Viaduct and removal of the train detail on the bridge over Lower Darcy Street.
92114/14	Listed Building Consent for the erection of a 1.5m high parapet fence to pre-cast	Approved enclosure of the whole length of

	concrete deck sections together with alterations to palisade fencing (to enable viaduct to form part of the Bolton East Cycle Way) at Burnden Viaduct, St Peter's Way	Burnden Viaduct, subject to conditions as recommended.
92115/14	Listed Building Consent to erect a 1.5m high parapet fence to pre-cast concrete deck sections together with alterations to palisade fencing (to enable viaduct to form part of the Bolton East Cycle Way) at Darcy Lever Viaduct, Radcliffe Road	Option C approved, as detailed in the report, together with the enclosure of the remainder of Darcy Lever Bridge, subject to conditions as recommended in the report.
92116/14	Removal of condition 2 on application 91562/14 – extension of business hours from 08:00 til 22:00 hours at 546 Chorley Old Road	Approved, subject to conditions, as recommended in the report and amendment of opening times on Sundays from 8.00 to 18.00.
92205/14	Erection of single storey extension to rear at 39 Rayden Crescent, Westhoughton	Approved, subject to conditions, as recommended in the report
92252/14	Erection of 12 no. residential dwellings together with associated parking and landscaping on land previously The Woodlands, Manchester Road	Approved, subject to conditions, as recommended in the report

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92269/14	Erection of first floor and two storey side extension together with other alterations to form teaching and community facility comprising community hall, prayer area, three classrooms and ancillary facilities together with 18 parking spaces at depot, Monton Street	Approved, subject to conditions, as recommended in the report with amended condition regarding ancillary prayer time between 08.00 hours and 20.00 hours
92274/14	Erection of 6 no.15m high telescopic floodlights at Ladybridge Football Club, Tempest Road, Lostock	Approved, subject to conditions, as recommended in the report

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