

PLANNING COMMITTEE

MEETING, 27th JULY, 2017

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Abdullah, Allen, Ayub, Cunliffe, Critchley, Dean, Hornby, Martin, Mistry, Morgan, Newall, Peel, Sherrington, Mrs Thomas, J. Walsh and Watters (as deputy for Councillor Jones)

An apology for absence was submitted on behalf of Councillor Jones

Councillor Darvesh in the Chair.

5. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 29th June, 2017 were submitted and signed as a correct record.

6. PLANNING APPLICATIONS

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

Members of the Committee visited the site of application numbered 01031/17.

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

01173/17
00819/17
01031/17
00735/17

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Councillors Kirk-Robinson and C. Wild, in their capacity as Ward Councillors, attended the meeting and spoke in respect of application numbered 01031/17

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

Member of Council	Application Number	Nature of Interest
Councillor Cunliffe	97002/16	She is the Cabinet Member for Schools
Councillor Mrs Thomas	97002/16	She is the Executive Cabinet Member for Schools

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

Application Number	Proposal and Location	Decision
00819/17	Variation of condition 11 to allow deliveries to the store between the hours of 8.00am and 6.00pm Monday to Saturday (including bank holidays) and 10.00am and 4.00pm on Sundays and condition 12 to enable the store to open between 8.00am and 10.00pm Monday to Saturday (including bank holidays) and 10.00am to 4.00pm on Sundays on planning permission 81747/09 at Lidl Superstore, The Fairways, Westhoughton	Approved, subject to conditions, as recommended in the report, and amended condition regarding opening hours on Bank Holiday Monday be the same as Sunday hours

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01031/17	Erection of 3 no. dwellings together with alterations to gable side of no. 364 to provide vehicular access from Tempest Road on land to rear of 364 Tempest Road, Lostock	<p>Refused.</p> <p>The proposed development represents an overdevelopment of the site which would result in harm to the outlook from neighbouring residential properties, harm to the built character of the area, and a lack of manoeuvring space for vehicles (particularly for plot 1) which would prevent vehicles from leaving the site in forward gear and would create an internal conflict between vehicles, contrary to Policies CG3, CG4, S1.2 and OA3 of Bolton's Core Strategy.</p>
00735/17	Change of use from vacant retail (Class A1) to café and dessert shop (Class A3) at 15 Market Street, Little Lever	Approved, subject to conditions, as recommended in the report
00631/17	Demolition of existing building and erection of a three storey building comprising 10 no.	Approved, subject to conditions, as recommended in

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	one-bedroom and 1 no. two-bedroom apartments together with associated parking at 2 Harrison Street, Horwich	the report
01173/17	Change of use from B1 to A1 (retail) at 41 Chorley New Road	<p>Approved, subject to conditions.</p> <p>Members considered that the particular circumstances of the proposed use justified an exception to the sequential approach, subject to a condition that the permission be personal to the Applicant.</p>
97002/16	Demolition and replacement of primary school comprising erection of two storey primary school building together with associated external works including car park, MUGAs, hard and soft play areas and landscaping at Chorley New Road Primary School, Chorley New Road, Horwich	Approved, subject to conditions, as recommended in the report
00217/17	Change of use of vacant land to car park with 26 no. parking spaces on land at Egerton Street, Farnworth	Deferred for further information

(The meeting started at 2.00pm and finished at 4.00pm)

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