

PLANNING COMMITTEE

MEETING, 30th JUNE, 2016

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Allen, Ayub, Critchley, Cunliffe, Dean, Donaghy, Gibbon, Gillies, Harkin (as deputy for Councillor Jones), Hayes, Hornby, Newall, Peel, Sherrington, Mrs Thomas, J. Walsh and Watters.

Apologies for absence were submitted on behalf of Councillors Jones, Kay and Mistry

Councillor Darvesh in the Chair.

3. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 2nd June, 2016 were submitted and signed as a correct record.

4. 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 public addressed the Committee in relation to the following applications:-

96396/16	96488/16	96401/16
96323/16	96462/16	96470/16

Councillor Silvester, in his capacity as Ward Councillor, addressed the Committee in relation to applications 96369/16 and 96467/16

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

Member of Council	Application Number	Nature of Interest
Councillors Allen and Kellett	96323/16, 96369/16, 96401/16, 96467/16 and 96597/16	They are members of Horwich Town Council
Councillor Hayes	95081/15	He knows the applicant and has discussed the application with him. He withdrew from the meeting during consideration of the item
Councillor Donaghy	96332/16	He is employed by the applicant but is not employed at the application site.
Councillor Cunliffe	96256/16 and 96467/16	She is the Cabinet Member for Education and Schools
Councillor Mrs Thomas	96256/16 and 96467/16	She is the Executive Member for Education and Schools

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

Application Number	Proposal and Location	Decision
95081/15	Change of use from industrial unit to community and function space at Units 1 and 3, St Paul's Mill, Barbara Street	Deferred for site visit and further information

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95676/16	Demolition of six buildings at Armstrong Aggregates Ltd, Horwich Recycling Centre, Chorley New Road, Horwich	Approved, subject to conditions, as recommended in the report
96250/16	Retention of sign on building at 254 Chorley New Road, Horwich	<p>Refused.</p> <p>Members refused the application for the following reasons:</p> <p>1.The sign, by virtue of its design, size and siting is out of keeping with the character of the area and the host building, to the detriment of visual amenity and is contrary to Policy CG3 of Bolton's Core Strategy and the General Design Principles SPD.</p> <p>2. The sign, by virtue of its design, size and siting represents a distraction to passing motorists, to the detriment of highway safety, contrary to Policies SO9, P5 and S1 of Bolton's Core Strategy and the General Design Principles SPD.</p>

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96256/16	Erection of extensions together with internal alterations, new cladding to existing building, new car parking areas, new playground area, bin store, relocation of existing MUGA and relocation of garage and store at Rumworth School, Armadale Road	Approved, subject to conditions, as recommended in the report
96270/16	Retention and adaptation of 2.4m high boundary fence for a temporary period of two years on land at Hetlands, Markland Hill	Approved for a 12 month period, subject to conditions, as recommended in the report
96323/16	Erection of gatehouse to Pilkington Quarry at junction of Makinson Road and Matchmoor Lane, Horwich	<p>Refused.</p> <p>Members refused the application for the following reason:</p> <p>The proposed development by virtue of its use, siting and size represents inappropriate development within the Green Belt and the very special circumstances provided by the applicant do not outweigh the harm caused to the openness of the Green Belt, and</p>

		the proposal is contrary to Policy CG7AP of Bolton's Allocations Plan and section 9 of the National Planning Policy Framework.
96332/16	Siting of a Vets 4 Pets concession pod on part of car park on Sainsbury's Supermarkets Ltd, Cricketers Way, Westhoughton	Deferred for further information and site visit
96369/16	Improvements to visibility splay at road junction at junction of Georges Lane and Chorley Old Road, Horwich	<p>Refused.</p> <p>Members refused the application for the following two reasons:</p> <p>1. The proposed development would result in the unacceptable loss of two protected trees, to the detriment of the character and appearance of Wallsuches Conservation Area and is contrary to Policies CG1.1 and CG3 of Bolton's Core Strategy.</p> <p>2. The proposed development</p>

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		would be to the detriment of highway safety and the proposal is therefore contrary to Policy S1.2 of Bolton's Core Strategy.
96401/16	Erection of front dormer (resubmission of 94597/16) at 379A Chorley New Road, Horwich	Refused, as recommended in the report
96440/16	Retention of non-reflective extraction flue at 510 Darwen Road, Bromley Cross	Deferred for further information
96444/16	Erection of first floor extension to side and dormer to rear at 7A Bolton Road, Farnworth	Approved, subject to conditions, as recommended in the report
96462/16	Change of use of land to form car park providing 16 spaces including new vehicular access, 2m high weldmesh fencing to perimeter and landscaping on land at Dealey Road	Approved, subject to conditions, as recommended in the report and additional conditions regarding an appropriate landscaping scheme to be agreed prior to development and shared with Ward Councillors.
96467/16	Erection of single storey extension to form additional classroom together with siting of portable cabin for duration of proposed works and use as	Approved, subject to conditions, as recommended in the report and additional

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	temporary classroom at Claypool Primary School, Salisbury Road, Horwich	conditions regarding a travel plan/traffic management plan
96470/16	Change of use from single dwelling to two self-contained flats at 488 Leigh Road, Westhoughton	Approved, subject to conditions, as recommended in the report
96482/16	Erection of 7 no. apartments on land adjacent 9 Wigan Road, Westhoughton	Approved, subject to conditions, as recommended in the report
96488/16	Erection of chiller compound together with acoustic fence, quench pipe and external alterations to north elevation to accommodate new MRI machine at Beaumont Hospital, Old Hall Clough, Lostock	Approved, subject to conditions, as recommended in the report
96511/16	Retention of cold store at 170 Campbell Street, Farnworth	Approved, subject to conditions, as recommended in the report
96597/16	Continued change of use from garage forecourt to hand car wash service at 1049 Chorley New Road, Lostock	Approved, subject to conditions, as recommended in the report and additional conditions regarding erection of pedestrian protection screen, keep clear sign and drainage water

(ii) That a decision on the Bolton (Nisa, 417 Crompton Way) Tree Preservation Order 2016 be deferred.

(iii) That a decision on the Bolton (Osmund Avenue) Tree Preservation Order 2016 be deferred pending a site visit.

(iv) That the Bolton DC23.958 (Hough Fold Way) Tree Preservation Order be confirmed, on the basis detailed in the report now submitted.

(The meeting started at 2.00pm and finished at 4.25pm)