

## **PLANNING COMMITTEE**

MEETING, 15<sup>th</sup> JANUARY, 2015

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

An apology for absence was submitted on behalf of Councillor L. Byrne

Councillor Darvesh in the Chair.

### **24. MINUTES**

The minutes of the proceedings of the meeting of the Committee held on 18<sup>th</sup> December, 2014 were submitted and signed as a correct record.

### **25. 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.

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

93052/14	93070/14
93053/14	92909/14
92826/14	92756/14

Councillor Hayes, in his capacity as Ward Councillor, addressed the Committee in respect of applications numbered 93052/14 and 93053/14.

## B2

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

<b>Member</b>	<b>Application Number</b>	<b>Nature of Interest</b>
Councillor Cunliffe	92826/14, 92909/14 and 93108/14	She is a member of Blackrod Town Council
Councillor Kellett	93108/14	She knows the applicant and she withdrew from the meeting
Councillor Kellett	92826/14, 92909/14 and 93108/14	She is a member of Horwich Town Council

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

<b>Application Number</b>	<b>Proposal and Location</b>	<b>Decision</b>
92756/14	Erection of 2 no. two storey and 1 no. three storey dwelling with garages and the conversion of existing building to 4 no. town houses including alteration to car parking, landscaping and access at Old School House, Lea Gate	Deferred at the request of officers for consideration of further information
92765/14	Conversion of existing detached double garage to dwelling together with rear extension at Fine Hoskers, Lower Leigh Road, Westhoughton	Approved, subject to conditions, as recommended in the report

92795/14	Subdivision of existing retails use with flats over to form one retail unit (no. 315) and a hot food takeaway (nos. 317-319) with ancillary storage above both units at 315-319 Halliwell Road	<p>Refused.</p> <p>1 The proposal would result in a new hot food takeaway within 400m of a secondary school, harmful to public health by way of the risks of increased childhood obesity and contrary to Planning Control Policy Note No.9 (revised June 2013)</p> <p>The proposed development will increase noise and activity in and around the premises to the detriment of the living conditions of nearby residents and is contrary to Policy CG4 of Bolton's Core Strategy and Planning Control Policy Note No.9 - "The Location of Restaurants, Cafes, Public Houses, Bars and Hot Food Take Aways in Urban Areas".</p>
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## B4

92826/14	Installation of ground mounted photovoltaic panels (770 no.) at Denton Farm, 116 Chorley Road, Blackrod	Approved, subject to conditions, as recommended in the report and additional condition regarding sample of panel being approved by the Director of Development and Regeneration prior to installation
92882/14	Reserved matters application for erection of 5 no. dwellings (appearance and landscaping details) at Burnthwaite Old Hall, Old Hall Lane	Approved, subject to conditions, as recommended in the report
92909/14	Amendment to previously approved application 89895/13 to change the use of land to residential and extend the curtilage together with erection of garage and amended vehicular access at Crows Nest Farm, Chorley Road, Blackrod	Approved, subject to conditions, as recommended in the report
92949/14	Retention of detached dwelling and garage at Corges Cottage, Dodd Lane, Westhoughton	Approved, subject to conditions, as recommended in the report

93052/14	Application to vary condition 2 on application 85807/11 to change opening hours to 08.30 to 22.00 Mondays to Thursdays (reduction by one hour), 08.30 to 23.30 Fridays and Saturdays (no change) and 10.00 to 21.30 on Sundays at 877-879 Moss Bank Way	Approved, subject to conditions, as recommended in the report
93053/14	Change of use of first floor from conference facility, training room and cookery school to function room/private dining room. Hours of operation 09.00 to 23.30 Monday to Sunday except bank holidays at 877-879 Moss Bank Way	Approved, on a permanent basis, subject to conditions, as recommended in the report, and additional conditions regarding implementation of waiting restrictions on the areas detailed in the report, to be funded by the applicant.
93070/14	Erection of 28 retirement living/sheltered apartments including the provision of communal facilities, landscaping and car parking at recreation ground at Longsight Lane	That the decision be delegated to the Director of Development and Regeneration for approval, subject to redesign of certain aspects of the site, obscure glazing, a health contribution and additional landscaping

B6

93108/14	Outline application for the erection of 11 detached dwellings (access and layout details only) on land off Station Road, Blackrod	Refused, as recommended in the report
93225/14	Retention of timber cladding to front and side elevations at 190 Halliwell Road	The application was withdrawn by the applicant
93293/14	Continued display of internally illuminated sign (4 letters) at 190 Halliwell Road	The application was withdrawn by the applicant

(The meeting started at 2.00pm and finished at 4.05pm)