

PLANNING COMMITTEE

MEETING, 27TH APRIL, 2017

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Ayub, Critchley, Cunliffe, Dean, Mrs Fairclough (as deputy for Councillor Allen), Haworth (as deputy for Councillor Peel), Harkin (as deputy for Councillor Watters), Hayes, Hornby, Jones, Kirk-Robinson, Mistry, Morgan, Morris (as deputy for Councillor Mrs Thomas), Murray (as deputy for Councillor Abdullah), Newall, Sherrington, Spencer (as deputy for Councillor Gillies) and J. Walsh.

Apologies for absence were submitted on behalf of Councillors Allen, Abdullah, Gillies, Peel, Mrs Thomas and Watters

Councillor Darvesh in the Chair.

28. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 6th April, 2017 were submitted and signed as a correct record.

29. 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:-

00510/17	00037/17
00091/17	00090/17
00095/17	
00155/17	
00072/17	

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Councillors Haslam and Radcliffe, in their capacity as Ward Councillors, attended the meeting and spoke in respect of application numbered 00510/17.

Councillor Haworth, in her capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 00322/17.

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

Member of Council	Application Number	Nature of Interest
Councillor Kellett	00155/17	She is a member of Horwich Town Council
Councillor Cunliffe	00095/17	She is a member of Blackrod Town Council
Councillor Jones	00091/17	He is a member of Westhoughton Town Council
Councillor Haworth	00032/17	She has been involved in discussions on the application. She declared an interest and then addressed the Committee on the application in her capacity as a Ward Councillor. She then withdrew from the meeting during the consideration and determination of the application.

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Councillor Mistry	00286/17	He knows the applicant
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Resolved – That the various planning applications submitted by the Director of Place be dealt with as follows:-

Application Number	Proposal and Location	Decision
00510/17	Re-development and extension to former club house to create 6 no. residential dwellings, together with new access road, provision of 12 parking spaces, boundary fencing and diversion of public footpath at Bolton Open Golf Club, Longsight Lane	Refused. The proposed longer time limit (in which the development must be begun) would fail to encourage the timely redevelopment of the site and a further delay in the commencement of development would continue to have negative impacts for the local area, including anti-social behaviour and harm to the character and appearance of the area, contrary to Policies S1.1 and CG3 of Bolton's Core Strategy.
98123/16	Erection of detached dwelling and stable block together with new access, community based food growth plots, wild	The application was withdrawn by the applicant

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	flower meadow with service zone at Higher Critchley Fold Barn, Longworth Road, Egerton	
00090/17	Erection of car sales showroom, workshops and ancillary spaces together with customer parking, service parking and vehicle display and storage on land at St Peters Way/Topp Way	Approved, subject to conditions, as recommended in the report
98156/17	Demolition of garage and erection of dwelling on land between 29 and 33 Lever Edge Lane	Approved, subject to conditions, as recommended in the report
00286/17	Erection of dormer at rear and canopy with columns to front at 2 Winifred Road, Farnworth	Deferred for site visit
00037/17	Retention of 2 metre high mesh security fence to front of property at Raise Education and Wellbeing School at 54-56 Holmeswood Road	Approved, subject to conditions, as recommended in the report
00032/17	Felling on one ash tree at 3 The Wesleys, Farnworth	Deferred for further information
00095/17	Change of use and conversion of stable to dwelling to include change of use of grazing land to domestic curtilage at Hillcroft, Dark Lane, Blackrod	Refused, as recommended in the report
00155/17	Demolition of farm building and erection of 4 no. stables at Navy Fold Farm, Old Lane,	Approved, subject to conditions, as recommended in

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	Horwich	the report
00072/17	Erection of first floor extension at rear at 17 Edgmont Avenue	Refused, as recommended in the report
00050/17	Outline application for the demolition of existing industrial buildings and erection of 24 no. residential dwellings with associated highway improvements (access and layout details only) at Tonge Fold Mill, Clegg Street	Approved, subject to conditions, as recommended in the report and the submission of reserved matters application within 12 months.
00091/17	Erection of two storey extension to be used for chilling and packing, new plant room and bin store together with enclosed conveyor belt for transporting product from extension to cold store unit 30 at Unit 33, Great Bank Road, Westhoughton	Approved, subject to conditions, as recommended in the report

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