

## **PLANNING COMMITTEE**

MEETING, 27<sup>th</sup> JUNE, 2019

Present – Councillors Walsh (Chairman), Darvesh (Vice-Chairman), Abdullah, Allen, Ayub, Bullock, Connor, Cunliffe, Dean, Hayes, Hornby, Iqbal (as deputy for Councillor Watters), Peel, Radcliffe, Sanders, Sherrington, Weatherby and Wright

Apologies for absence were submitted on behalf of Councillors Watters and Wilkinson.

Councillor Walsh in the Chair.

### **1. MINUTES**

The minutes of the proceedings of the meeting of the Committee held on 18<sup>th</sup> April, 2019 were submitted and signed as a correct record.

### **2. 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.

The following members of the Committee visited the site of application numbered 04802/18:

Councillor Abdullah  
Councillor Allen  
Councillor Bullock  
Councillor Connor  
Councillor Walsh  
Councillor Wright

(Councillors Darvesh, Radcliffe and Wilkinson submitted their apologies)

## B2

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

<b>Member of Council</b>	<b>Application Number</b>	<b>Nature of Interest</b>
Councillor Sanders	04735/18	His close relatives live near to the application site. He withdrew from the meeting during the consideration and determination of the application.
Councillor Allen	04802/19	He confirmed that he had not objected to the application, as stated incorrectly in the officer's report, and that he had no interest in the site that would require him to leave the meeting during its consideration and determination.

Councillor Galloway, in her capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 04802/18.

Councillors Muslim and Greenhalgh, in their capacity as Ward Councillors, attended the meeting and spoke in respect of application numbered 05420/19.

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

04802/19  
05420/19  
05811/19

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

<b>Application Number</b>	<b>Proposal and Location</b>	<b>Decision</b>
04735/18	Demolition of existing derelict garage colony and erection of 2/3 storey building comprising 8 no. self-contained residential apartments (3 one bed and 5 two bed) together with associated works to include landscaping and parking on land at Dorset Close, Farnworth	<p>Approved, subject to conditions, as recommended in the report.</p> <p><b>Members voting for approval of the application:</b></p> <p><b>Councillors Abdullah, Allen, Ayub, Bullock, Connor, Cunliffe, Darvesh, Dean, Hayes, Hornby, Iqbal, Peel, Radcliffe, Sherrington, Walsh, Weatherby and Wright.</b></p>
04802/18	Outline application for the erection of three detached dwellings (access and layout details only) including retention of land to the south as a wildlife corridor on land south of Dentdale Close, Lostock	<p>Refused, for the following reasons:</p> <p>1. The development would, by virtue of the proposed residential use and layout, be detrimental to the character and appearance of the area and was</p>

		<p>contrary to policies CG3 and OA4 of Bolton's Core Strategy.</p> <p>2.The proposed development, by virtue of its size and siting, would have a detrimental effect on the designated Wildlife Corridor and is contrary to Policy CG1.2 of Bolton's Core Strategy.</p> <p>3.The access to the site is sub-standard in highway terms to the detriment of highway safety, accessibility and refuse collection and the proposal is therefore contrary to policies CG4, P5.4, P5.6 and S1 of Bolton's Core Strategy.</p> <p>4. It was acknowledged that the Council is not able to demonstrate a 5-year supply of deliverable</p>
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		<p>housing sites. This represents a housing shortfall. In this circumstance, paragraph 11 of the NPPF indicates that the policies that are most important for determining the application should be regarded as out-of-date and that there is a 'tilted balance' in favour of granting permission. However, it is found that the identified harm to the character and appearance of the area, highway safety and the designated Wildlife Corridor is significant. These are matters which significantly and demonstrably outweigh the positive social and economic benefits which would accrue from delivery of the proposed housing.</p>
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		<p><b>Members voting for refusal of the application:</b></p> <p><b>Councillors Allen, Bullock, Connor, Dean, Hayes, Hornby, Radcliffe, Walsh and Wright.</b></p> <p><b>Members voting against refusal of the application:</b></p> <p><b>Councillors Abdullah, Ayub, Cunliffe, Darvesh, Iqbal, Peel, Sanders, Sherrington and Weatherby.</b></p> <p><b>The votes cast were equal. The Chairman used his second vote to refuse the application.</b></p>
05420/19	Application for permission in principle for the erection of up to 5 no. dwellings on land at Cox Green Road, Egerton	<p>Refused, for the following reasons:</p> <p>1.The proposed development, by virtue of the number of dwellings and their siting, would result in a detrimental impact on the</p>

		<p>character and appearance of the land and surrounding area and would be contrary to policies CG3 and OA5 of Bolton's Core Strategy.</p> <p><b>Members voting for refusal of the application:</b></p> <p><b>Councillors Abdullah, Allen, Ayub, Bullock, Connor, Cunliffe, Darvesh, Dean, Hayes, Hornby, Iqbal, Peel, Radcliffe, Sanders, Sherrington, Walsh, Weatherby and Wright.</b></p>
05527/19	Retrospective application for the retention of a sheet pile wall providing ground retention to the adjacent housing development (97826/16) with erection of associated boundary treatments on land to the north of Park Road, Little Lever	<p>The application had been withdrawn from consideration by the Committee as the objections had been resolved. The application would now be determined under officer's delegated powers.</p>

05547/19	Change of use of land to form 12 space car park at Harvey Early Years Centre, Shaw Street	<p>Approved, subject to conditions, as recommended in the report.</p> <p><b>Members voting for approval of the application:</b></p> <p><b>Councillors</b>  <b>Abdullah, Allen, Ayub, Bullock, Connor, Cunliffe, Darvesh, Dean, Hayes, Hornby, Iqbal, Peel, Radcliffe, Sanders, Sherrington, Walsh, Weatherby and Wright.</b></p>
05660/19	Erection of a steel disabled persons fire escape ramp at the rear of the pupil referral unit building at the Youth Challenge Pupil Referral Unit, Smithills Dean Road	<p>Approved, subject to conditions, as recommended in the report.</p> <p><b>Members voting for approval of the application:</b></p> <p><b>Councillors</b>  <b>Abdullah, Allen, Ayub, Bullock, Connor, Cunliffe, Darvesh, Dean, Hayes, Hornby, Iqbal, Peel, Radcliffe, Sanders,</b></p>

		<b>Sherrington, Walsh, Weatherby and Wright.</b>
05811/19	Erection of part four/part five storey education development building (use Class D1) incorporating ancillary office space (use Class B1) and ancillary food and drink area (use Class A3), a multi-storey car park, landscaping and boundary treatments at Royal Bolton Hospital, Minerva Road, Farnworth	<p>Approved, subject to conditions, as recommended in the report.</p> <p><b>Members voting for approval of the application:</b></p> <p><b>Councillors Abdullah, Allen, Ayub, Bullock, Connor, Cunliffe, Darvesh, Dean, Hayes, Hornby, Iqbal, Peel, Radcliffe, Sanders, Sherrington, Walsh, Weatherby and Wright.</b></p>
06067/19	Partly retrospective application to extend the existing car park to provide additional 15 car parking spaces and external lighting at Westhoughton High County Secondary School, Bolton Road, Westhoughton	<p>Approved, subject to conditions, as recommended in the report now submitted.</p> <p><b>Members voting for approval of the application:</b></p> <p><b>Councillors Abdullah, Allen, Ayub, Bullock,</b></p>

		<b>Connor, Cunliffe, Darvesh, Dean, Hayes, Hornby, Iqbal, Peel, Radcliffe, Sanders, Sherrington, Walsh, Weatherby and Wright.</b>
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### **3. PLANNING APPEAL DECISIONS**

The Director of Place submitted a report which informed the Committee of the outcome of various planning appeals between 28<sup>th</sup> March and 18<sup>th</sup> June, 2019.

Resolved – That the report be noted.

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