

## **PLANNING COMMITTEE**

MEETING, 30<sup>th</sup> JULY, 2015

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Allen, Ayub, C. Burrows, L. Byrne, Critchley, Cunliffe, Dean, Donaghy (as deputy for Councillor Sherrington), Gillies, Hayes, Hornby, Kay, Jones, Mistry, Murray (as deputy for Councillor Mrs Thomas), Peel, Mrs Thomas. A. Walsh and J. Walsh.

Apologies for absence were submitted on behalf of Councillors Mrs Thomas and Sherrington.

Councillor Darvesh in the Chair.

### **5. MINUTES**

The minutes of the proceedings of the meeting of the Committee held on 2<sup>nd</sup> July, 2015 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 Development and Regeneration, for permission to undertake developments, in accordance with the Town and Country Planning Act.

The Committee visited the sites of applications numbered:

94144/15  
93719/15

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

93554/15	93719/15	94032/15
93556/15	93963/15	94116/15
94144/15	94158/15	94271/15

## B2

Councillor Kirk-Robinson, in her capacity as Ward Councillor, addressed the Committee in respect of application numbered 94032/15.

Councillor Hall, in his capacity as Ward Councillor, addressed the Committee in respect of application numbered 94271/15

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

<b>Member</b>	<b>Application Number</b>	<b>Nature of Interest</b>
Councillors Allen and Kellett	94060/15 and 94116/15	They are members of Horwich Town Council
Councillor Jones	93817/15 and 94032/15	He is a member of Westhoughton Town Council
Councillor A. Walsh	94417/15	He was the Chairman of the Cutacre Liaison Committee

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>
93554/15	Formation of accessible ramp on northern elevation at The Albert Halls, Town Hall, Victoria Square	(Councillors Allen, Critchley, Dean and J. Walsh dissenting) That the detail of the application be approved and that officers be authorised to confirm

### B3

		to the Secretary of State the Committee's acceptance of the detail.
93556/15	Listed Building Consent for the formation of accessible ramp on northern elevation together with internal alterations including changes to layout, installation of new lift, repairs to roof, redecoration and new services at The Albert Halls, Town Hall, Victoria Square	(Councillors Allen, Critchley, Dean, Hayes and J. Walsh dissenting)  That the detail of the application be approved and that officers be authorised to confirm to the Secretary of State the Committee's acceptance of the detail.
93719/15	Erection of two storey side extension over existing garage and single storey extension to rear at 23 Top O Th Brow	Approved, subject to conditions, as recommended in the report and additional condition regarding garages
93817/15	Erection of three storey building comprising taxi office and retail shop on ground floor with rest rooms on first and office space on second floor at Timewise Private Hire, 260 Church Street, Westhoughton	Approved, subject to conditions, as recommended in the report
93919/15	Demolition of dwelling and erection of 2 no. new dwellings at 38 Newbrook Road	Approved, subject to conditions, as recommended in the report

B4

93963/15	Erection of three storey building comprising 2 no. units on ground floor (Class A1/A2/A3), 6 no. apartments to first and second floors together with refuse area and parking for 3 vehicles and one service delivery space on land adjacent 235 Manchester Road	Deferred for a site visit
94032/15	Change of use from a warehouse and distribution use (B8) to an assembly and leisure use (D2) at Unit 1002, Wingates Industrial Estate, Great Bank Road, Westhoughton	Approved, subject to conditions
94060/15	Retention of house without complying with condition 3 on planning application 55705/99 to facilitate conversion of garage to habitable room together with single storey extension at rear at 12 Haxey Walk, Horwich	Approved, subject to conditions, as recommended in the report
94087/15	Ground floor extension at rear to provide bedroom/bathroom at 24 Primrose Avenue, Farnworth	Approved, subject to conditions, as recommended in the report

94116/15	Erection of five storey office development together with associated parking and landscaping at DRA Offices, Paragon Business Park, Chorley New Road, Horwich	Approved, subject to conditions, as recommended in the report
94144/15	Change of use and retention of vacant open land including boundary at side and front of dwelling to form additional garden area at 258 Plodder Lane, Farnworth	Refused. The Committee considered that the siting of the boundary fencing restricts manoeuvrability of and visibility for vehicles entering and leaving Back Plodder Lane North and results in the loss of parking for neighbouring residents and visitors, to the detriment of highway safety, contrary to Policies P5 and S1.2 of Bolton's Core Strategy.
94158/15	Erection of 22 no. dwellings on land off Salisbury Avenue	That the decision be delegated to the Director of Development and Regeneration for approval.
94271/15	Outline application for the erection of 56 no. dwellings (access details only) on site of former	That the decision be delegated to the Director of Development and

## B6

	Longsight Primary School, Hough Fold Way	Regeneration for approval and further discussions regarding removal of pond and play area from the design.
94351/15	Use of former council offices (Class B1) as a state funded free school (Class D1) for a further temporary period of one year at Falcon View Building, Cotton Street	Approved, subject to conditions, as recommended in the report
94377/15	Demolition of garage at rear and erection of two storey side and single storey rear extensions at Sombrin, 94 Regent Road, Lostock	Approved, subject to conditions, as recommended in the report
94417/15	Reserved matters planning application pursuant to outline planning permission 90539/13 – access, appearance, landscaping, layout, layout and scale for two warehouses (use Class B8) with ancillary office development at Plot A6, Logistics North, Cutacre at Units A6A and A6B, Lea Field Way (land to the south of the A6, Salford Road, Manchester Road West)	Deferred for further information

(The meeting started at 2.00pm and finished at 4.55pm)