

PLANNING COMMITTEE

MEETING, 2ND JULY, 2015

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

Apologies for absence were submitted on behalf of Councillors Ayub, L. Byrne, Jones and Sherrington.

Councillor Darvesh in the Chair.

3. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 4th June, 2015 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 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:

93652/15

94085/15

93965/15

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

94116/15

93588/15

94085/15

93965/15

94133/15

Councillor Morgan, in his capacity as Ward Councillor, addressed the Committee in respect of application numbered 93965/15.

Councillor Kirk-Robinson, in her capacity as Ward Councillor, addressed the Committee in respect of application numbered 94085/15.

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

Member	Application Number	Nature of Interest
Councillor J. Walsh	93965/15	He lives near the application site and he withdrew from the meeting
Councillor Allen	93965/15	His neighbour is the applicant and he withdrew from the meeting
Councillor Graham	94085/15	She knows the objector in her capacity as a Ward Councillor
Councillor Cunliffe	93652/15	She is a member of Blackrod Town Council
Councillor Kellett	94116/15	She is a member of Horwich Town Council
Councillor Iqbal	93936/15	He is a member of the Bolton at Home Board and he

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		withdrew from the meeting
Councillor Spencer	93936/15	He has previously had connections with Bolton at Home

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

Application Number	Proposal and Location	Decision
93554/15	Formation of accessible ramp on northern elevation at The Albert Halls, Town Hall, Victoria Square	That the application be approved, subject to conditions as detailed in the report, and additional details regarding the design and materials being submitted to the Planning Committee for approval.
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, Hornby and J. Walsh dissenting) That the application be referred to the Secretary of State for approval, subject to conditions as detailed in the report and the amendment of Condition 4 to enable full details to be submitted to the Planning Committee for approval.

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93588/15	Erection of part two storey/part single storey rear extension at 73 Starcliffe Street	Approved, subject to conditions. The Committee felt that it would not be out of character with the surrounding area.
93652/15	Formation of vehicular access at Hillcroft, Dark Lane, Blackrod	Approved, subject to conditions, as recommended in the report
93719/15	Erection of two storey side extension over existing garage and single storey extension to rear at 23 Top O Th Brow	Deferred for a site visit
93936/15	Removal of condition 6 on previously approved application 92944/14 to retain existing palisade fencing to boundaries at rear of the whole site and variation to condition 16 – minor change to access from Central Avenue on land at Central Avenue/Beech Avenue/North Avenue, Farnworth	Approved, subject to conditions, as recommended in the report
93941/15	Outline application for the erection of one detached dwelling including access to Briksdal Way (access details only) at 26 Lostock Junction Lane, Lostock	Approved, subject to conditions, as recommended in the report

93965/15	Change of use of ground floor from retail (Class A1) to coffee shop (Class A3) at 59 New Hall Lane	<p>That the decision be delegated to the Director of Development and Regeneration for approval, subject to conditions.</p> <p>The Committee considered that the development would be acceptable subject to the conditioning of opening hours and restrictions of use. Further consideration is to be given to the storage of waste at the rear of the property without impeding emergency access. A plan to this affect will be submitted by the applicant for further consultation before approval is issued.</p>
93967/15	Erection of steel monopole with head-frame (total height 21m), installation of six antennae, two dishes and ancillary equipment including cabinets, electricity and communications cables etc. Construction of two metre high steel fence to	Approved, subject to conditions, as recommended in the report

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	enclose the site at Hart Common Golf Club, Wigan Road, Westhoughton	
94085/15	Change of use of ancillary office to ancillary accommodation to main dwelling at 4 Higher Landedmans, Westhoughton	<p>Refused.</p> <p>The Committee considered that this proposal would constitute an overdevelopment of the site which would lead to parking problems. The internal design of the outbuilding was also considered to be poor with a cramped layout.</p>
94116/15	Erection of five storey office development together with associated parking and landscaping at DRA Offices, Paragon Business Park, Chorley New Road, Horwich	Deferred for further information
94131/15	Replacement of 3m high and 45m long existing ball-stop fence with 6m high and 100m long combined height ball-stop fence at Leverhulme Park, Long Lane, Darcy Lever	Approved, subject to conditions, as recommended in the report
94133/15	Erection of 2 no. semi-detached dwellings at 73 Harpers Lane	That the decision be delegated to the Director of Development and Regeneration for

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		approval, subject to confirmation of status of trees
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(The meeting started at 2.00pm and finished at 4.45pm)