

## **PLANNING COMMITTEE**

MEETING, 28<sup>th</sup> JUNE, 2018

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Abdullah, Allen (as deputy for Councillor Morgan), Chadwick, Critchley, Dean, Haworth (as deputy for Councillor Peel), Hewitt, Hornby, Iqbal (as deputy for Councillor Ayub), Kirk-Robinson, Mistry, Morris, Newall, Sanders, J. Walsh, Watters (as deputy for Councillor Cunliffe) and Wilkinson

Apologies for absence were submitted on behalf of Councillors Ayub, Cunliffe, Morgan and Peel.

Councillor Darvesh in the Chair.

### **26. MINUTES**

The minutes of the proceedings of the meeting of the Committee held on 31<sup>st</sup> May, 2018 were submitted and signed as a correct record.

### **27. 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 Committee visited the sites of the undermentioned applications:

02781/18

02434/17

03218/18

02566/17

03450/18

## B2

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

02434/18  
02566/18  
03218/18  
02781/18  
02326/17  
03000/18  
01176/18  
03148/18  
03180/18  
03450/18

Councillor McKeon, in his capacity as a Ward Councillor, attended the meeting and spoke in respect of application numbered 02434/18.

Councillor Kirk-Robinson declared an interest in application 03000/18. She then addressed the Committee on the application in her capacity as Ward Councillor. She then withdrew from the meeting for the discussion and voting thereon.

Councillor Cox, in his capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 03000/18.

Councillor J. Byrne, in his capacity as a Ward Councillor, attended the meeting and spoke in respect of application numbered 01176/18.

Councillor Mrs Fairclough, in her capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 03450/18.

### B3

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 Kirk-Robinson	03000/18	She declared an interest in the application. She then addressed the Committee in her capacity as Ward Councillor and then withdrew from the meeting and took no further part in the proceedings on the application.
Councillor Allen		He knows the objector and lives nearby. He withdrew from the meeting during the consideration and determination of the application.

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>
01176/17	Erection of one residential four bedroomed detached dwelling on land at Osmund Avenue (rear of Oakenbottom Road), Breightmet	Refused, for the following reasons:  1. The access to the site via Osmund Avenue is sub-standard in highway terms to the detriment of

		<p>highway safety and the proposal is therefore contrary to Policies P5 and S1 of Bolton's Core Strategy and the Accessibility, Transport and Road Safety SPD.</p> <p>2. The proposed development would lead to increased activity and vehicle movements via Osmund Avenue to the detriment of the living conditions of nearby residential properties and is contrary to Policy CG4 of Bolton's Core Strategy.</p> <p><b>Members voting for refusal of the application:</b></p> <p><b>Councillors Allen, Chadwick, Critchley, Darvesh, Dean, Haworth, Hewitt, Hornby, Iqbal, Kellett, Kirk- Robinson, Morris, Mistry, Newall, Sanders,</b></p>
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		<b>J. Walsh, Watters and Wilkinson</b>
02326/17	Erection of 35 no. dwellings (2 no. 2 bedroom, 22 no. 3 bedroom, 11 no. 4 bedroom) along with associated access and landscaping alterations to existing mill site at Perseverance Mill, Bolton Road, Westhoughton	Deferred by officers for further information.
02434/17	Outline application for the erection of up to 300 dwellings with associated works (access details only) on land off Victoria Road, Horwich	<p>Refused, for the following reasons:</p> <p>1. The proposed residential development of the application site would represent inappropriate development of 'Other Protected Open Land' in that it would not fall within any of the categories listed within Bolton's Allocations Plan Policy CG6AP, and therefore would be contrary to the Council's development plan. Whilst it is acknowledged that Policy CG6AP is not "up-to-date" (paragraph 49 of the National Planning Policy</p>

		<p>Framework), as it is unlikely that the proposed development would deliver any housing within 5 years of the decision it is not considered (by applying the "tilted balance" of paragraph 14 of the National Planning Policy Framework) that the adverse impacts of the development (described within reasons 2 and 3 of this decision) would significantly and demonstrably outweigh the benefits of the proposed development.</p> <p>2.The proposed development and assessment of traffic impact has not had regard to material increases in traffic, which would result in additional queuing at the Victoria Road/A673 Chorley New Road junction to</p>
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		<p>the detriment of the free flow of traffic and the re-distribution of traffic onto the surrounding minor road network that is inadequate for additional traffic, resulting in a cumulative impact that would be severe, contrary to Policies P5 and S1.2 of Bolton's Core Strategy and the guidance within the National Planning Policy Framework.</p> <p>3.The proposed development would not maintain or respect the landscape character of the area or the landscape setting to the south of Wallsuches Conservation Area, contrary to Policies CG3 and OA1 of Bolton's Core Strategy.</p> <p><b>Members voting for refusal of the application:</b></p>
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		<b>Councillors Abdullah, Allen, Chadwick, Critchley, Darvesh, Dean, Haworth, Hewitt, Hornby, Iqbal, Kellett, Kirk- Robinson, Morris, Mistry, Newall, Sanders, J. Walsh, Watters and Wilkinson</b>
02566/17	Erection of a dwelling with associated access and landscaping including creation of ponds, erection of stable block and change of use of land to an outdoor learning area at Higher Critchley Fold Barn, Longworth Road, Egerton	The application was withdrawn by the applicant
02781/18	Erection of 174 dwellings including access, landscaping, public open space with ecological mitigation and other associated works on land at Bowlands Hey, Westhoughton	<p>Refused, for the following reasons:</p> <p>1.The proposed residential development of the application site would represent inappropriate development of 'Other Protected Open Land' in that it would not fall within any of the categories listed within Bolton's</p>

		<p>Allocations Plan Policy CG6AP, and therefore would be contrary to the Council's development plan. Whilst it is acknowledged that Policy CG6AP is not "up-to-date" (paragraph 49 of the National Planning Policy Framework), it is considered (by applying the "tilted balance" of paragraph 14 of the National Planning Policy Framework) that the adverse impacts of the development (described within reasons 2, 3 and 4 of this decision) would significantly and demonstrably outweigh the benefits of the proposed development. The proposal would therefore not constitute sustainable development contrary to guidance contained within</p>
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		<p>paragraph 7 of the NPPF.</p> <p>2.The proposed development would deliver 40 new primary school places together with 32.54 secondary school places. However, no (primary) schools in the local area can be extended as they are at full capacity during the life of the development. If the development were to proceed in accordance with the submitted delivery statement the education contributions would not deliver the required new school places at the time they would be required. Any additional capacity required by the application site and the wider Bowlands Hey site would require the provision of a new primary school. The applicant has not identified a</p>
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		<p>school site or how this would be delivered to overcome the harm to education provision within the local area. The proposal would therefore be contrary to Core Strategy policy IPC1 and guidance contained within the Infrastructure and Planning Contributions SPD. The proposal would also result in uncertainty to the delivery of additional primary health care provision within Westhoughton contrary to Core Strategy policies IPC1 and OA3.9 and also contrary to guidance contained within the Infrastructure and Planning Contributions SPD.</p> <p>3.The proposed vehicular access to the site from Collingwood Way,</p>
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		<p>Peel Street, Bligh Road and Grundy Street, as a result of on street parking constraining the highway width, is inadequate to provide additional safe vehicular access to / from the proposed development site to the detriment of highway safety and congestion. In addition, the proposed development would result in additional congestion on the local highway network together with additional queuing at the following junctions: The Fairways/B5236 Wigan Road/A58 Cricketers Way; School Street/Market Street/B5236 Church Road; Park Road/Leigh Road/A58 Cricketers Way; A6 Chorley Road/A6 Manchester</p>
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		<p>Road/B5236 Church Road, to the detriment of the free flow of traffic on the local highway network / surrounding minor road network that is inadequate for additional traffic, resulting in a cumulative impact that would be severe, contrary to Policies P5 and S1.2 of Bolton's Core Strategy and the guidance within the National Planning Policy Framework.</p> <p>4.The proposed development would have significant local landscape and visual impacts which would not maintain or respect the landscape character of the area or the landscape setting to the west of the Westhoughton Town Centre Conservation Area contrary to Policies CG3 and</p>
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		<p>OA3 of Bolton's Core Strategy.</p> <p><b>Members voting for refusal of the application:</b></p> <p><b>Councillors Allen, Chadwick, Critchley, Darvesh, Dean, Haworth, Hewitt, Hornby, Iqbal, Kellett, Kirk-Robinson, Morris, Mistry, Newall, Sanders, J. Walsh, Watters and Wilkinson</b></p>
03000/18	<p>Outline planning permission for the erection of up to 58 no. residential dwellings (access details only) at Hartley's Farm, Wingates Lane, Westhoughton</p>	<p>Refused, for the following reasons:</p> <p>The proposed residential development of the application site would represent inappropriate development of 'Other Protected Open Land' in that it would not fall within any of the categories listed within Bolton's Allocations Plan Policy CG6AP, and therefore would be contrary to the Council's</p>

		<p>development plan. Whilst it is acknowledged that Policy CG6AP is not "up-to-date" (paragraph 49 of the National Planning Policy Framework), it is considered (by applying the "tilted balance" of paragraph 14 of the National Planning Policy Framework) that the adverse impacts of the development (that is, the harm to the character and appearance of the area and the harm to highway and pedestrian safety owing to the constrained highway width of the proposed vehicle access to the site (Wingates Lane and Church Lane) as a result of significant on-street parking, and the resultant congestion at peak times) would significantly and demonstrably outweigh the</p>
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		<p>benefits of the proposed development. The proposed development is therefore considered to be contrary to Policy CG6AP of Bolton's Allocations Plan and Policies CG3, OA3, P5 and S1.2 of Bolton's Core Strategy.</p> <p><b>Members voting for refusal of the application:</b></p> <p><b>Councillors Allen, Chadwick, Critchley, Darvesh, Dean, Haworth, Hewitt, Hornby, Iqbal Kellett, Morris, Mistry, Newall, Sanders, Watters, J. Walsh, Watters and Wilkinson</b></p>
03148/18	Change of use from retail (Class A1) to gymnasium (Class D2) at stores 1 and 2, Farnworth Indoor Market, King Street, Farnworth	<p>Deferred for further information.</p> <p><b>Members voting for deferral of the application:</b></p>

		<p><b>Councillors Critchley, Darvesh, Haworth, Iqbal, Kellett, Morris, Mistry, Newall, Sanders, Watters and Wilkinson</b></p> <p><b>Members voting against deferral of the application:</b></p> <p><b>Councillors Allen, Dean, Hewitt, Hornby, Kirk-Robinson and J. Walsh</b></p>
03163/18	Installation of additional roller shutters enclosing external canopy to south elevation of school building at Chorley New Road Primary School, Chorley New Road, Horwich	<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 Allen, Critchley, Darvesh, Dean, Haworth, Hewitt, Hornby, Iqbal, Kellett, Kirk- Robinson, Morris, Mistry, Newall, Sanders, J. Walsh, Watters and Wilkinson</b></p>

03180/18	Erection of dormer and part two storey part single storey extensions at rear at 230 Settle Street	<p>Approved, subject to conditions, for the following reasons:</p> <p>Members resolved that the particular circumstances of this proposal at this particular site meant that whilst there was conflict with the Council's House Extensions SPD, the application was in compliance with Policies CG3, CG4 and RA1 of Bolton's Core Strategy.</p> <p><b>Members voting for approval of the application:</b></p> <p><b>Councillors Darvesh, Haworth, Iqbal, Kellett, Kirk-Robinson, Morris, Mistry, Newall and Watters</b></p> <p><b>Members voting against approval of the application:</b></p> <p><b>Councillors</b></p>
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		<b>Allen, Critchley, Dean, Hewitt, Hornby, Sanders, J. Walsh and Wilkinson</b>
03218/18	Erection of two storey rear extension, front and rear dormers and alterations to windows and doors at 18 Lingmell Close	<p>Approved, subject to conditions, as recommended in the report, and that the Director of Place and Borough Solicitor be authorised to complete all the necessary legal formalities in consultation with the Chairman of this Committee.</p> <p><b>Members voting for approval of the application:</b></p> <p><b>Councillors Chadwick, Critchley, Darvesh, Dean, Haworth, Hewitt, Hornby, Iqbal, Kellett, Kirk-Robinson, Morris, Mistry, Newall, Sanders, J. Walsh and Wilkinson</b></p>
03450/18	Erection of two storey side extension at 21 Shoreswood Road	Refused, for the following reasons:

		<p>1.The proposed extension would, by virtue of its height, siting and scale, be detrimental to the character and appearance of the street scene and in particular would impact detrimentally on the outlook and living conditions of neighbouring residents at 23 Shoreswood and is contrary to Policy CG3 and CG4 of Bolton's Core Strategy and Supplementary Planning Document - "House Extensions".</p> <p>2.The proposed extension would result in the loss of accessible off-street car parking provision for both the residents of the application property and 23 Shoreswood by reason of the extension's siting up to the party boundary, and</p>
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		<p>would lead to an increase in demand for on-street parking to the detriment of highway safety and the character and appearance of the street, contrary to Policies P5 and CG3 and Appendix 3 of Bolton's Core Strategy and Supplementary Planning Documents 'Accessibility, Transport and Safety' and 'House Extensions'.</p> <p><b>Members voting for refusal of the application:</b></p> <p><b>Councillors Allen, Critchley, Dean, Hewitt, Hornby, Iqbal, Kirk-Robinson, Morris, Newall, Sanders, J. Walsh, Watters and Wilkinson</b></p> <p><b>Members voting against refusal of the application:</b></p>
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		<b>Councillors Darvesh, Haworth, Kellett and Mistry</b>
03488/18	Erection of 2.4m high palisade fence at Raikes Clough Industrial Estate, Raikes Lane	<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 Allen, Critchley, Darvesh, Dean, Haworth, Hewitt, Hornby, Iqbal, Kellett, Kirk- Robinson, Morris, Mistry, Newall, Sanders, J. Walsh, Watters and Wilkinson</b></p>

(The meeting started at 2.00pm and finished at 6.30pm)