

PLANNING COMMITTEE

MEETING, 20th OCTOBER, 2016

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Allen, Ayub, Critchley, Cunliffe, Dean, Donaghy (as deputy for Councillor Abdullah), Gibbon, Gillies, Hayes, Iqbal (as deputy for Councillor Mrs Thomas), Kirk-Robinson (as deputy for Councillor J. Walsh), Mistry, Newall, Peel, Richardson (as deputy for Councillor Hornby), Spencer (as deputy for Councillor Jones), Sherrington and Watters

Apologies for absence were submitted on behalf of Councillors Abdullah, Hornby, Jones, Morgan, Mrs Thomas and J. Walsh.

Councillor Darvesh in the Chair.

12. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 22nd September, 2016 were submitted and signed as a correct record.

13. 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:

97240/16
97259/16
97140/16
96758/16

B2

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

97259/16	97240/16	96907/16
97140/16	97281/16	97073/16
96694/16	96842/16	97252/16

Councillor Radcliffe, in her capacity as Ward Councillor, addressed the Committee in respect of application 96694/16.

Councillor Gillies, in her capacity as Ward Councillor, addressed the Committee in respect of application 97240/16

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

Member of Council	Application Number	Nature of Interest
Councillor Kellett	97073/16	She knows the applicant and she withdrew from the meeting
Councillor Kellett	97140/16	She knows the applicant and she withdrew from the meeting
Councillor Dean	96694/16	He holds his ward surgeries at the Hall
Councillor Ayub	96934/16	He is the applicant and he withdrew from the meeting
Councillor Iqbal	96934/16	He knows the applicant and he withdrew from the meeting
Councillors Darvesh, Donaghy, Gillies, Kellett, Mistry, Newall, Peel, Sherrington and	96934/16	The applicant is an Elected Member of Bolton Council and member of the Labour Party

B3

Watters		
Councillor Gillies	97240/16	<p>She has been involved in discussions on the application.</p> <p>She declared an interest and then addressed the Committee on the application in her capacity as a Ward Councillor.</p> <p>She then withdrew from the meeting during the consideration and determination of the application.</p>
Councillor Newall	97259/16	She has been involved in some of the pre-application discussions
Councillor Allen	97073/16	He has been involved in some of the pre-application discussions
Councillor Sherrington	97073/16	She knows one of the supporters of the application

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

Application Number	Proposal and Location	Decision
96694/16	Demolition of existing church hall and manse, construction of new multi-purpose building to include Methodist worship space and community facilities, with associated car	Approved, subject to conditions, as recommended in the report

	parking and landscaping works at Harwood Methodist Hall, Longsight/Longsight Lane	
96708/16	Erection of three bedroom dwelling at 73 Delph Brook Way, Egerton	Approved, subject to conditions, as recommended in the report
96842/16	Listed Building consent for demolition of mill buildings at Beehive Mills, Crescent Road	<p>That the application be referred to the Secretary of State for approval.</p> <p>Members approved the application as they considered the demolition of the two Grade II Listed Buildings to be necessary in order to deliver the substantial public benefit of 121 new dwellings and that this benefit outweighed the loss of the heritage assets.</p> <p>Furthermore, Members also considered the four other tests contained within para 133 of the NPPF and found</p>

		<p>that the feasibility study demonstrates that the nature of the heritage asset prevents all reasonable uses of the site, that the submitted marketing details demonstrate that no viable use can be found in the medium term, that grant-funding has been demonstrated to be not possible and that the loss is outweighed by the benefits of the residential use of the site.</p>
96907/16	<p>Outline application for demolition of existing buildings and erection of up to 121 dwellings including new access and associated works (access details only) at Beehive Mills, Crescent Road</p>	<p>That the application be delegated to the Director of Place for approval, subject to the Listed Building Consent (application 96842/16 refers) for demolition of the building being agreed by the Secretary of State and subject to a satisfactory Section 106</p>

B6

		Agreement being put in place
96934/16	Alterations to previously approved application 92957/14 – changes to front extensions and canopies at 221 and 223 Green Lane	Approved, subject to conditions, as recommended in the report
97073/16	Erection of agricultural building to house dairy unit together with silage storage area on land off Old Kiln Lane	<p>Approved, subject to conditions.</p> <p>Members approved the application as they considered that the very special circumstances provided by the applicant outweighed the harm caused to the openness of the Green Belt in this location and that the building would not unduly harm the character and appearance of the area.</p>
97140/16	Erection of five bedroom detached dwelling with attached garage on land adjacent 14 Factory Hill, Horwich	Approved, subject to conditions, as recommended in the report
97240/16	Change of use from retail (Class A1) to trampoline park (Class D2) at Stores 1 and 2,	Deferred for further information

B7

	Farnworth Indoor Market, King Street, Farnworth	
97246/16	Change of use from residential dwelling (Class C3) to officer (Class A2) at 25 Bolton Road, Farnworth	Approved, subject to conditions, as recommended in the report
97252/16	Change of use from RSPCA Headquarters (sui generis) to hot food takeaway (Class A5) at 205 St George's Road	Approved, subject to conditions, as recommended in the report
97259/16	Laying out of cycle track together with demolition and replacement of pavilion, erection of 1.2m high fencing with lighting columns and parking for 40 vehicles on Leverhulme Park, Long Lane	Approved, subject to conditions, as recommended in the report
97281/16	Partial demolition of existing and erection of 1 no. detached three bedroom dwelling at 6 Forest Drive, Westhoughton	Approved, subject to conditions, as recommended in the report
97322/16	Details of reserved matters – access, appearance, landscaping, layout and scale on application 89718/13 (erection of 1 no. dwelling) on land at rear 6-8 Longsight, Harwood	Approved, subject to conditions, as recommended in the report
97331/16	Erection of single storey rear extension together with new shop front and access ramp at 42-46 Market Street, Little Lever	Approved, subject to conditions, as recommended in the report

B8

(The meeting started at 2.00pm and finished at 5.05pm)