

## **PLANNING COMMITTEE**

MEETING, 22<sup>nd</sup> SEPTEMBER, 2016

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

Apologies for absence were submitted on behalf of Councillors Allen, Ayub, Donaghy, Gibbon and Hayes

Councillor Darvesh in the Chair.

### **10. MINUTES**

The minutes of the proceedings of the meeting of the Committee held on 25<sup>th</sup> August, 2016 were submitted and signed as a correct record.

### **11. 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:

97251/16

96783/16

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

96783/16  
96963/16

97073/16  
97090/16

96382/16  
97058/16

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97251/16

96774/16

96855/16

Councillors Silvester and McKeon, in their capacity as Ward Councillors, addressed the Committee in respect of application 96783/16.

Councillor Kirk-Robinson, in her capacity as Ward Councillor, addressed the Committee in respect of application 97058/16

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	97058/16	She had been involved in discussions on the application. She declared an interest and then addressed the Committee on the application in her capacity as Ward Councillor. She then withdrew from the meeting during the consideration and determination of the application.
Councillor Kellett	97073/16	She knows the applicant and she withdrew from the meeting
Councillor Darvesh	95081/16	He has been involved in pre- application discussions.
Councillor Kellett	96917/16 and 97002/16	She is a member of Horwich Town Council

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Councillor Cunliffe	97251/16	She is a member of Blackrod Town Council
Councillor Jones	96357/16, 97058/16 and 97090/16	He is a member of Westhoughton Town Council
Councillor Iqbal	96963/16	He knows the applicant and he withdrew from the meeting
Councillor Mrs Thomas	97002/16	She is the Executive Member for Schools
Councillor Cunliffe	97002/16	She is the Executive Cabinet Member for Schools

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>
95081/15	Change of use from industrial unit to community and function space at Units 1 and 3, St Paul's Mill, Barbara Street	The application was deferred for further information
96357/16	Erection of 15 no. two bedroom terraced dwellings at derelict Pockets Snooker Club, Market Street, Westhoughton	Approved, subject to conditions, as recommended. In the report
96382/16	Change of use from retail (Class A1) to café/takeaway (Class A3/A5) and retention of extraction of flue to rear at 390 Derby Street	Refused, as recommended in the report

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96774/16	Erection of single storey front, part two storey part single storey rear extensions, loft conversion with the installation of dormer at rear and formation of hip roof to gable (resubmission of application 96156/16) at 8 Hawker Avenue	Refused, as recommended in the report
96783/16	Demolition of dwelling and erection of two detached dwellings at Toppings, Foxholes Road, Horwich	<p>Refused for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The proposed development, by virtue of its siting, scale, massing and design, will have a detrimental effect on the character and appearance of Wallsuches Conservation Area and the street scene and is contrary to Policies CG3 and OA1 of Bolton's Core Strategy.</li> <li>2. The existing highways surrounding the application site are unsuitable to serve additional development by virtue of them being sub-standard in terms</li> </ol>

		of width, horizontal alignment, forward visibility and lack of footways and the proposed development would thus have a detrimental impact on highway safety and the road network contrary to Policies P5 and S1.2 of the Core Strategy and the Accessibility, Transport and Road Safety SPD.
96842/16	Listed Building consent for demolition of mill buildings at Beehive Mills, Crescent Road	Deferred for further information
96846/16	Retention of storage containers, removal of roof structure and erection of a 2.4m high security fence with sliding gates at car wash, 287-289 St Helens Road	Approved, subject to conditions, as recommended in the report
96855/16	Erection of a restaurant/drinking establishment (use Class A3/A4) with ancillary office and residential accommodation above, together with access, car parking, landscaping, servicing and associated works at Plot A1, Logistics North (former Cutacre), land	Approved, subject to conditions, as recommended in the report

	off Salford Road and Bridgewater Avenue	
96907/16	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	Deferred for further information
96917/16	Extension and alterations to subdivide ground floor into 2 no. retails units, change of use of ground floor (No. 66) from retail to betting shop and change of use of first floor (Nos. 66-68) from office to 3 no. self-contained flats at 66-68 Lee Lane, Horwich	Approved, subject to conditions, as recommended in the report
96963/16	Outline application for the erection of a four storey building comprising 2 no. units at ground floor (Class A1/A2/A3) and 9 no. apartments at first, second and third floors together with refuse area, 3 no. parking spaces and loading area on land adjacent 235 Manchester Road	Refused, as recommended in the report
96991/16	Extension and alterations to existing dwelling to form attached additional dwelling at The Elms, Grange Road, Bromley Cross	The application was withdrawn by the applicant

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97002/16	Demolition and replacement of primary school comprising erection of two storey primary school building together with associated external works including car park, MUGA, hard and soft play areas and landscaping at Chorley New Road Primary School, Chorley New Road, Horwich	That the decision be delegated to the Director of Place for approval, subject to additional conditions regarding drainage
97055/16	Demolition of buildings and erection of 5 no. detached dwellings on land adjacent Valynette, Grimeford Lane, Blackrod	The application was withdrawn by the applicant
97058/16	Change of use of existing storage building to bakery together with erection of extension to form additional bakery and warehouse storage including new loading bays, 2 no. flour silos and erection of outbuilding to house pumps for sprinkler system at Stateside Foods, Wingates Industrial Estate, Great Bank Road, Westhoughton	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	Deferred for further information
97090/16	Demolition and replacement of workshop and office adjacent to 265 Bolton Road, Westhoughton	Approved, subject to conditions, as recommended in the report and additional

		condition regarding accessibility
97106/16	Outline application for the erection of two single storey dwellings (all matters reserved) on land adjacent 120 Willows Lane	Approved, subject to conditions, as recommended in the report
97251/16	Proposed new shop front and rear dormer at 213 New Street, Blackrod	Approved, subject to conditions, as recommended in the report

(ii) That the Bolton (Land to the Rear of 91 Smithills Dean Road, Bolton) Tree Preservation Order, as now submitted, be confirmed.

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