

PLANNING COMMITTEE

MEETING, 23rd OCTOBER, 2014

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

Apologies for absence were submitted on behalf of Councillors Ayub, Gillies, Martin and Mrs Thomas

Councillor Darvesh in the Chair.

14. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 25th September, 2014 were submitted and signed as a correct record.

15. 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.

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

92643/14	92578/14	92436/14
92744/14	92363/14	
92610/14	92432/14	
90150/13	92624/14	

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

Member	Application Number	Nature of Interest
Councillors Allen, Cunliffe and Iqbal	Cawdor Street Gating Scheme	They are members of the Bolton at Home Board
Councillor J. Walsh	92394/14	He has used the premises in the past
Councillors Cunliffe and Kellett	92610/14	They know the applicant
Councillor Kellett	92643/14	She knows the applicant
Councillor Kellett	92401/14	She is a member of Horwich Town Council

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
90150/13	Change of use and erection of an eight pump petrol filling station with control room on area of car park adjacent to Brackley Street/Fire Station car park and rearrangement of internal road layout/relocation of trolley bay at Asda Stores Ltd, Brackley Street, Farnworth	Approved, subject to conditions, as recommended in the report
91685/14	Erection of three detached dwellings with associated car parking and access at 29 Kildaire Street, Farnworth	Approved, subject to conditions, as recommended in the report

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92194/14	Part change of use of car park to hand car wash and valeting operation at Tesco, Longcauseway, Farnworth	Approved, subject to conditions, as recommended in the report
92209/14	Erection of 2.4m high paladin security fencing with double access gates at Eagley Junior School, Chapeltown Road, Bromley Cross	Approved, subject to conditions, as recommended in the report, and additional condition regarding planting of shrubs.
92288/14	Retention of container, part cladding of container and reduction in height of fence at 166-168 Campbell Street, Farnworth	Approved, for a two year period, subject to conditions, as recommended in the report
92363/14	Erection of first floor extension for education use (Class D1) at Madina Mosque, 3 Gower Street	Approved, subject to conditions, as recommended in the report
92394/14	Erection of single storey linked extension to form a toilet block and store room to side of club house, widening and raising of path to western boundary to form improved disabled access at back Ivy Bank Road	Approved, subject to conditions, as recommended in the report
92401/14	Demolition of existing bungalow and erection of dormer bungalow at 14 Manor Road, Horwich	Approved, subject to conditions, as recommended in the report and the submission of the relevant plans prior to commencement

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92432/14	Erection of single storage extension at basement level with two entrance canopies at ground level at Masjid Al Aqsa, Gilnow Road	Approved, subject to conditions, as recommended in the report
92436/14	Erection of two storey extensions at front and rear at 6 Garfield Grove	Deferred for a site visit
92448/14	Part demolition and alterations to existing property and erection of detached dwelling to rear at 57 Trafford Street, Farnworth	Approved, subject to conditions, as recommended in the report
92449/14	Erection of two storey dwelling with integral garage at 58 France Street, Westhoughton	Approved, subject to conditions, as recommended in the report
92454/14	Retention of detached dwelling on land opposite 35 Pine Street	Approved, subject to conditions, as recommended in the report
92578/14	Erection of 16 no. dwellings (8 no. 2 bed units and 8 no. 3 bed units) on land at Clarendon Street	Deferred for further information
92585/14	Amendments to application 87438/14 operator and crew accommodation including associated changes to bus layover area and podium structure on land bounded by Bollings Yard/Johnson Street/Newport Street/Great Moor Street (including the Railway Triangle)	That the decision be delegated to the Director of Development and Regeneration to seek the relocation of the proposed plant away from the roof of the building which is

		the subject of the application.
92603/14	Change of use from car park to hand car wash facility at Tesco Store, Crossley Street, Little Lever	Deferred for further information
92610/14	Change of use to travelling showmen's residential site including siting of 1 no. mobile home, 1 no. maintenance building, 2 no. caravans, 3 no. fairground rides, 1 no. HGV, laying of hardcore and erection of lighting at Tall Trees, Slack Lane, Westhoughton	<p>Approved, with the deletion of recommendation 1 to allow a permanent permission rather than a temporary one, subject to conditions as recommended in the report.</p> <p>The Committee felt that there was no need to restrict permission as the use was considered to be acceptable in the long-term and investment in the site appearance is now to be sought.</p>
92624/14	Siting of plane fuselage to convert into dining unit with Class A5 use on car park on site 120-126 Deane Road	Approved, for a two year temporary period, subject to conditions, as recommended in the report.
92643/14	Erection of stable block on land at rear of Boot Lane	Deferred for further information

92744/14	Erection of single storey retail unit (Class A1) and a single storey building comprising two commercial units (Class A1, A2 and A3) together with formation of car park, new access, landscaping and associated works on former site of Green Bengal, 158 Darwen Road, Bromley Cross	Deferred for further information
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16. CAWDOR STREET AREA, FARNWORTH – PROPOSED ALLEY GATING – OBJECTIONS

The Director of Development and Regeneration submitted a report which provided details of the objections received in response to proposals to close several routes in the Cawdor Street area of Farnworth under the alley gating procedure.

By way of background information, the report advised that Bolton at Home had been working closely with various agencies to address concerns relating to anti-social behaviour and crime on the Cawdor Street/Campbell Street estate.

In this regard, proposals had been put forward to gate a network of routes on the estate in order to limit the ability to move about the estate and to assist the Police in managing pedestrian movements.

The report went on to provide full details of the proposed closures and the suggested alternative routes. Details of the objections received and concerns expressed to date were also summarised. A map of the area and the proposed gating scheme was appended to the report.

Ward members had also been consulted on the proposals and no comments had been received.

The estimated costs of the gating together with suggested timescales for implementation were outlined. The funding would be provided by Bolton at Home if the proposals were approved.

Having considered the views of the residents and in consultation with the Be Safe Partnership, the report recommended that the gating order be made, as per the original proposal.

Resolved – That having considered the views of the residents and in consultation with the Be Safe Partnership, the gating order in relation to the Cawdor Street area, Farnworth be made as originally proposed and on the basis detailed in the report now submitted.

17. PLANNING APPLICATION 92564/14 - FORMER SWALLOWFIELD HOTEL SITE, CHORLEY NEW ROAD, HORWICH - USE OF EMERGENCY POWERS

The Director of Development and Regeneration submitted a report which informed the Committee of the use of his emergency powers on 15th October, 2014, in consultation with the Chairman and Vice-Chairman of the Planning Committee and the major opposition spokespersons, to approve planning application 92564/14 for the erection of two buildings containing a total of 42 apartments together with car parking, landscaping and associated works on the former Swallowfield Hotel site, Chorley New Road, Horwich.

The reasons for the use of emergency powers to approve the application were detailed in the appendix to the report.

Resolved – That this Committee notes the use of emergency powers, as detailed in the report now submitted.

(The meeting started at 2.00pm and finished at 4.25pm)