

## **PLANNING COMMITTEE**

MEETING, 6<sup>th</sup> FEBRUARY, 2014

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Allen, Ayub, C. Burrows, L. Byrne, A. Connell, Critchley, Cunliffe, Dean, A. Ibrahim, Jones (as deputy for Councillor Peel), Kay, Mistry, Morgan, Mrs Thomas, Radlett, Sherrington, A. Walsh, J. Walsh and Watters.

An apology for absence was submitted on behalf of Councillor Peel.

Councillor Darvesh in the Chair.

### **31. MINUTES**

The minutes of the proceedings of the meeting of the Committee held on 9<sup>th</sup> January, 2014 were submitted and signed as a correct record.

### **32. 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:

90800/13  
90845/13  
91143/13  
90991/13

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

90991/13  
91082/13

## B2

90979/13  
90984/13  
90845/13  
91143/13  
90814/13

Councillor Greenhalgh, in his capacity as a Ward Councillor, addressed the Committee in respect of application numbered 90991/13.

Councillor Hayes, in his capacity as a Ward Councillor, addressed the Committee in respect of application numbered 90979/13.

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

<b>Member</b>	<b>Application Number</b>	<b>Nature of Interest</b>
Councillor Kellett	90800/13	She is a Trustee Governor at the School and she withdrew from the meeting
Councillor Kellett	90845/13	She knows the applicant and she withdrew from the meeting
Councillor J. Walsh	90814/13	He knows the applicant
Councillor J. Walsh	91057/13	He knows the applicant
Councillor L. Byrne	91132/13	A relation is employed at the Chemist
Councillor Cunliffe	91057/13 and 91082/13	She is a member of Blackrod Town Council

### B3

Councillor Jones	90814/13, 90845/13, 90984/13, 90992/13, 91132/13 and 91146/13	He is a member of Westhoughton Town Council
Councillor Mrs Thomas	91143/13	She is the Executive Cabinet Member for Schools

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

<b>Application Number</b>	<b>Proposal and Location</b>	<b>Decision</b>
90800/13	Erection of two extensions, a teaching building and formation of new car park together with alterations to existing car park and entrance at Lever Park School, Stocks Park Drive, Horwich	Approved, subject to conditions, as recommended in the report
90814/13	Erection of 5 no. dwellings at rear of former public house at the Commercial, 222 Church Street, Westhoughton	Approved, subject to conditions, as recommended in the report and Tree Preservation Orders being placed on relevant trees.
90845/13	Importation of inert landfill materials to form a noise and screening bund to north side of site adjacent M61, improvements and use of land	Approved, subject to conditions, as recommended in the report and

	for riding school including disabled riding and carting track, and improvements to road access off Lostock Lane on land at Millers Nook Riding School, Lostock Lane, Lostock	additional conditions regarding tree planting and completion of scheme within 24 months of approval.
90908/13	Erection of single storey rear extension at 3 Dover Grove	<p>Approved, subject to conditions.</p> <p>The Planning Committee considered the merits of the proposals outweighed any undue impact in respect of the outlook from properties facing the proposed extension. Furthermore they considered that the proposal had been significantly modified to minimise the impact on adjoining neighbours and was compatible with the character and appearance of the surrounding area and thus granted planning permission.</p>

90979/13	Change of use of ground floor from vacant laundrette/dry cleaners to Class A1 (shop), A2 (financial and professional services), A3 (restaurant/café) or A5 (hot food takeaway) at 546 Chorley Old Road	<p>Refused.</p> <p>The Planning Committee considered that the very special circumstances described in the report did not outweigh the impact and harm to the surrounding area in terms of parking and highway safety and on living conditions of nearby residential property and thus refused the application for the following reasons:-</p> <p>1. The proposed development and in particular the A3 and A5 uses will give rise to increased traffic and result in on-street parking to the detriment of highway safety and is contrary to Policy P5 and S1 of Bolton's Core Strategy and Planning Control Policy Note No.9</p>
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		<p>relating to "The Location of Restaurants, Cafes, Public Houses, Bars and Hot Food Take Aways in urban areas"</p> <p>2. The proposed development and in particular the A3 and A5 uses will increase noise and activity in and around the premises to the detriment of the living conditions of nearby residents and is contrary to Policy CG4 of Bolton's Core Strategy and Planning Control Policy Note No.9 - "The Location of Restaurants, Cafes, Public Houses, Bars and Hot Food Take Aways in Urban Areas".</p>
90984/13	Erection of semi-detached dwelling in side garden of existing dwelling together with associated car parking and landscaping at 29 Old Hall Lane, Westhoughton	Approved, subject to conditions, as recommended in the report.

90991/13	Demolition of existing building followed by 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 at Green Bengal, 158 Darwen Road, Bromley Cross	Deferred for further information.
90992/13	Change of use from off licence to hot food takeaway at 88 Market Street, Westhoughton	Refused, as recommended in the report.
91057/13	Change of use to waste transfer station at unit 10, Blackrod Industrial Estate, Scot Lane, Blackrod	Approved, subject to conditions, as recommended in the report.
91064/13	Creation of off road shared pedestrian/cycle route through New House Farm playing fields then following Hatherleigh Walk down to the disused Bolton to Bury railway along this to the Bury boundary. Various link sections are also to be upgraded to Harpford Drive, Harpford Close and Willand Drive on Bolton East Cycle Way	Approved, subject to conditions, as recommended in the report.
91069/13	Change of use of premises from place of worship (Class D1) to community theatre (Class D2) at St Simon and St Jude's Church, Rishton Lane	Approved, subject to conditions, as recommended in the report.

91082/13	Erection of new dwelling at Red Lion Hotel, 101 Church Street, Blackrod	Approved, subject to conditions, as recommended in the report.
91132/13	Retention of wall mounted CCTV camera at M & A Pharmachem, Allenby Mill, Wigan Road, Westhoughton	Approved, subject to conditions, as recommended in the report.
91143/13	Construction of an all-weather sports pitch including 4.06 metre high open mesh steel panel fencing, floodlighting and access paths at Ladybridge High School, New York	That the decision be delegated to the Director of Development and Regeneration for approval subject to agreement on landscaping and position of pitch.
91146/13	Outline application for proposed residential development (access only) at former Westhoughton Depot, Park Road, Westhoughton	Approved, subject to conditions, as recommended in the report.
91151/13	Erection of pitched roof over existing garage extending to cover access area at Brown Cow Salon, 413 Halliwell Road	Approved, subject to conditions, as recommended in the report.
91242/13	Prior notification for the erection of 17.5 metre high telecommunications column with associated equipment cabinet (following removal of existing 15.0 metre high	Approved, subject to conditions, as recommended in the report.



	column) on footpath adjacent Bromley Cross Rail Station, Chapelton Road, Bromley Cross	
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### **33. PLANNING APPEAL DECISIONS**

Resolved – That the report of the Deputy Chief Executive informing the Committee of decisions taken by, or on behalf of, the Secretary of State in respect of appeals against the planning decisions of this Authority, be noted.

(The meeting started at 2.00pm and finished at 4.30pm)