

PLANNING COMMITTEE

MEETING, 19th SEPTEMBER, 2019

Present – Councillors Walsh (Chairman), Darvesh (Vice-Chairman), Abdullah, Allen, Bullock, Connor, Cunliffe, Dean, Hayes, Hornby, Iqbal (as deputy for Councillor Ayub), Morris (as deputy for Councillor Peel), Radcliffe, Sanders, Sherrington, Weatherby, Wilkinson and Wright

Apologies for absence were submitted on behalf of Councillors Ayub and Peel

Councillor Walsh in the Chair.

12. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 29th August, 2019 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.

There were no site visits prior to the meeting.

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

Member of Council	Application Number	Nature of Interest
Councillor Darvesh	05207/18	He knows the applicant. He left the meeting during the consideration and determination of the

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		application.
Councillor Hayes	06451/19	He has been involved in discussions on the application. He withdrew from the meeting during the consideration and determination of the application.

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

06451/19

05812/19

05207/18

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

Application Number	Proposal and Location	Decision
05207/18	Erection of 5 no. units (use Class B1/B2/B8) together with associated access road, service areas, car parking and landscaping at Units 40-45 Waters Meeting Business Park, 40 Britannia Way	Refused, for the following reasons: The proposed development would, by reason of its siting, prevent the delivery of the previously agreed link road between Crompton Way and Britannia Way which was

		<p>considered essential in the determination of applications 91080/13 and 91081/13 to ensure that the development of Bolton Point (residential and industrial elements) was acceptable in terms of its overall impact on the highway network in accordance with Policy P6AP of Bolton's Allocation Plan. It would also fail to achieve the aims of Strategic Objective SO6 as it would not make the best use of existing infrastructure by providing an alternative route in order to address capacity issues on the Strategic Highway Network at the Crompton Way / Blackburn Road junction and the Crompton Way /</p>
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		<p>Tonge Moor Road junction.</p> <p>A motion to refuse the application was moved and seconded.</p> <p>An amendment to defer the application was moved and seconded.</p> <p>Members voting in favour of the amendment to defer the application (7):</p> <p>Councillors Cunliffe, Hayes, Sanders, Sherrington, Weatherby, Wilkinson and Wright.</p> <p>Members voting against the amendment to defer the application (11):</p> <p>Councillors Abdullah, Allen, Bullock, Connor, Cunliffe, Dean, Hornby, Iqbal, Morris, Radcliffe, Walsh and</p>
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		<p>Watters</p> <p>The amendment was lost.</p> <p>Members voting for the motion to refuse the application (18):</p> <p>Councillors Abdullah, Allen, Bullock, Connor, Cunliffe, Dean, Hayes, Hornby, Iqbal, Morris, Radcliffe, Sanders, Sherrington, Walsh, Watters, Weatherby, Wilkinson and Wright</p>
05812/19	Demolition of commercial premises and erection of 12 no. studio apartments at 1-11 Bark Street East	<p>Deferred for further information.</p> <p>A motion to defer the application was moved and seconded.</p> <p>An amendment to refuse the application was moved and seconded.</p> <p>Members voting in favour of the</p>

		<p>amendment to refuse the application (4):</p> <p>Councillors Cunliffe, Sherrington, Walsh and Watters</p> <p>Members voting against the amendment to refuse the application (15):</p> <p>Councillors Abdullah, Allen, Bullock, Connor, Darvesh, Dean, Hayes, Hornby, Iqbal, Morris, Radcliffe, Sanders, Weatherby, Wilkinson and Wright</p> <p>The amendment was lost.</p> <p>Members voting for the motion to defer the application (19):</p> <p>Councillors Abdullah, Allen, Bullock, Connor, Cunliffe, Darvesh, Dean, Hayes,</p>
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		<p>Hornby, Iqbal, Morris, Radcliffe, Sanders, Sherrington, Walsh, Watters, Weatherby, Wilkinson and Wright.</p> <p>The motion to defer the application was carried.</p>
06451/19	Change of use of woodland to form residential garden on land adjacent 171 Church Road	<p>Refused, for the following reasons:</p> <p>The proposed development, by reason of the removal of a large amount of woodland understorey and its replacement with an unviable lawn area together with the likely pressure for future pruning or felling of prominent trees, would fail to protect a site of urban biodiversity and would therefore not safeguard and enhance biodiversity in</p>

		<p>the Borough, contrary to Policy CG1.2.</p> <p>The proposed works to the site, in particular the removal of the woodland understorey and the replacement of the existing railings with a close boarded fence, would fail to conserve and enhance the character of the existing physical environment of this part of North Bolton, contrary to Policy OA5.8 of Bolton's Core Strategy, nor would it conserve and enhance local distinctiveness or ensure development has regard to the overall landscape quality of the area and would therefore also be contrary to Policy CG3.2 of the Core Strategy.</p>
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		<p>Members voting for refusal of the application (14):</p> <p>Councillors Abdullah, Bullock, Cunliffe, Darvesh, Dean, Hornby, Iqbal, Morris, Sanders, Sherrington, Walsh, Watters, Wilkinson and Wright</p> <p>Members voting against refusal of the application (4):</p> <p>Councillors Allen, Connor, Radcliffe, Weatherby</p>
06534/19	Replacement of roof covering at Blackrod Church School, Vicarage Road West, Blackrod	<p>Approved, subject to conditions, as recommended in the report.</p> <p>Members voting for approval of the application (18):</p> <p>Councillors Abdullah, Allen, Bullock, Connor, Cunliffe, Dean, Hayes, Hornby, Iqbal, Morris, Radcliffe, Sanders,</p>

		Sherrington, Walsh, Watters, Weatherby, Wilkinson and Wright
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14. PLANNING APPEAL DECISIONS

The Director of Place submitted a report which informed the Committee of the outcome of various planning appeals between 16th August and 10th September, 2019.

Resolved – That the report be noted.

(The meeting started at 2.00pm and finished at 3.30pm)