

PLANNING COMMITTEE

MEETING, 11TH MAY, 2017

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

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

Councillor Darvesh in the Chair.

30. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 27th April, 2017 were submitted and signed as a correct record.

31. 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.

Members of the Committee visited the sites of the undermentioned applications:

00221/17

00286/17

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

98136/16
00221/17
00176/17

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

Member of Council	Application Number	Nature of Interest
Councillor Kellett	00176/17	She knows the applicant and she withdrew from the meeting
Councillor Kellett	00176/17	She is a member of Horwich Town Council
Councillor Critchley	00295/17	He is a member of the Cricket Club

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

Application Number	Proposal and Location	Decision
98136/16	Erection of dwelling with associated access, parking and landscaping at Ousel Nest House, Grange Road, Bromley Cross	Approved, subject to conditions. The proposed dwelling represents limited infilling of a previously developed site which would not have a greater impact on the

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		openness of the Green Belt than the existing situation
00176/17	Importation of sub-soils, inert materials and top soils (to allow future use for grazing of livestock) at Horwich Moor Farm, Matchmoor Lane, Horwich	Approved, subject to conditions, as recommended in the report
00221/17	Erection of single storey extension at 12 Winterburn Avenue	Refused. The proposed extension would impact detrimentally on the outlook, light and living conditions of neighbouring residents at No. 14 Winterburn Avenue and is contrary to Policy CG3 and CG4 of Bolton's Core Strategy and Supplementary Planning Document - "House Extensions".
00286/17	Erection of dormer at rear and canopy with columns to front at 2 Winifred Road, Farnworth	Refused, as recommended in the report and additional reason for refusal on adverse impact on

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		adjoining properties
00295/17	Change of use of land at rear to domestic garden together with erection of 1.8m high boundary fence. Demolition of garage and erection of single storey extension to side and rear, dormer to rear and alterations to front elevation including render at 64 Longworth Road, Egerton	Approved, subject to conditions, as recommended in the report
00318/17	Change of use of land to car wash with ancillary facilities including 3 no. containers and dry bay with canopy over at 270 Bridgeman Street	<p>Refused, as recommended in the report.</p> <p>The Committee approved a second reason for refusal, as follows:</p> <p>-the proposed use would result in an increase in vehicle movements and queuing to and from the site and its vicinity to the detriment of road safety and in particular the safety of children and families accessing the nearby Clarendon Primary School and is therefore contrary to Policies SO9, P5</p>

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		and S1 of Bolton's Core Strategy and the Accessibility, Transport and Road Safety SPD.
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(The meeting started at 2.00pm and finished at 3.30pm)