

PLANNING COMMITTEE

MEETING, 25th AUGUST, 2016

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Chadwick (as deputy for Councillor Watters), Critchley, Cunliffe, Dean, Gibbon, Harkin (as deputy for Councillor Ayub), Hayes, Hornby, Jones, Mistry, Morgan, Morris (as deputy for Councillor Donaghy), Newall, Peel, Sherrington, Spencer (as deputy for Councillor Gillies), Mrs Thomas, J. Walsh.

Apologies for absence were submitted on behalf of Councillors Ayub, Donaghy, Gillies and Watters

Councillor Darvesh in the Chair.

8. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 28th July, 2016 were submitted and signed as a correct record.

9. 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:

96385/16	96774/16	95785/16
96551/16	96332/16	

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

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95548/16	96632/16	95600/16
96385/16	96774/16	
96905/16	95600/16	
96551/16	97073/16	

Councillor Kirk-Robinson, in her capacity as a Ward Councillor, addressed the Committee in respect of application 96385 /16.

Councillor Mrs Fairclough, in her capacity as Ward Councillor, addressed the Committee in respect of application 96551/16.

Councillor Silvester, in his capacity as Ward Councillor, addressed the Committee in respect of application 96905/16.

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

Member of Council	Application Number	Nature of Interest
Councillor Kellett	97073/16, 96905/16 and 96601/16	She knew the applicants and she withdrew from the meeting during the consideration thereof
Councillor Kellett	96678/16 and 96905/16	She is a member of Horwich Town Council
Councillor J. Walsh	96801/16	He knows the applicant
Councillor Jones	96357/16 and 96385/16	He is a member of Westhoughton Town Council

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

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Application Number	Proposal and Location	Decision
95548/15	Erection of a mosque and community centre at Makkah Mosque, Grecian Crescent	Approved, subject to conditions, as recommended in the report and additional conditions regarding the submission of parking scheme to the Director of Place prior to the opening of the Mosque and the demolition of the existing mosque building as soon as the new mosque is completed and operation in the new building commences.
95600/16	Erection of 17 three bedroom houses and 12 two bedroomed apartments and formation of new access road on land at Minerva Road, Farnworth	Approved, subject to conditions, as recommended in the report
95785/16	Change of use of land as coach hire storage depot and erection of acoustic fence and retention of bunded fuel tank on land east of Bloomfield Road, Farnworth	Deferred for further information, as recommended by officers at the meeting

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95964/16	Demolition of existing timber structures and erection of portal framed agricultural building including café and seating area at Smithills Open Farm, Smithills Dean Road	The item was withdrawn by the applicant
96357/16	Erection of 15 no. two bedroom terraced dwellings at derelict Pockets Snooker Club, Market Street, Westhoughton	That the decision be delegated to the Director of Place for approval
96385/16	Demolition of existing detached garage and erection of part two storey part single storey front and side extension including attached garage and dormers to rear at 17 Madison Park, Westhoughton	Refused, as recommended in the report
96551/16	Retention of single storey rear outbuilding at 65 Hill Cot Road	Refused, as recommended in the report
96601/16	Erection of agricultural building for housing of livestock and storage together with associated access on land adjacent Hollin Hey Farm, Romney Road	Approved, subject to conditions, as recommended in the report, with amended condition regarding removal of the caravan after one year

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96632/16	Erection of five storey building comprising 14no. two bedroom flats at 106-110 St Georges Road	Approved, subject to conditions, and additional conditions regarding traffic control and enforcement
96678/16	Change of use from ground floor retail (Class A1) to restaurant (Class A3) including first floor at 602 Chorley New Road, Horwich	Approved, subject to conditions, as recommended in the report and additional conditions regarding last food orders being taken at 10.00pm and the gate to the rear car park remaining open whilst the building is operational to allow access to the area
96771/16	Additional use of property for taking telephone bookings for the operation of two private hire vehicles at 439A Blackburn Road	Approved, subject to conditions, as recommended in the report
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	Deferred for further information

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96801/16	Construction of new driveway including felling of one ash tree at 34 Lostock Junction Lane	Approved, subject to conditions, as recommended in the report
96905/16	Importation of sub-soils, inert materials and top soils (to allow future use for grazing of livestock) at Horwich Moor Farm, Matchmoor Lane, Horwich	Refused, as recommended in the report
96989/16	Reconfiguration of existing car park to provide 39 additional new car parking spaces at Birtenshaw Hall School, Darwen Road, Bromley Cross	Approved, subject to conditions, as recommended in the report and additional condition regarding car parking spaces being made available for carers
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

(The meeting started at 2.00pm and finished at 5.45pm)