

## **PLANNING COMMITTEE**

MEETING, 3<sup>rd</sup> APRIL, 2014

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

Apologies for absence were submitted on behalf of Councillors Kay, Morgan and Watters

Councillor Darvesh in the Chair.

### **37. MINUTES**

The minutes of the proceedings of the meeting of the Committee held on 6<sup>th</sup> March, 2014 were submitted and signed as a correct record.

### **38. 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:

91321/14  
91464/14  
90150/13  
91189/13

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

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90150/13  
 91304/14  
 91433/14  
 91464/14  
 91321/14  
 91581/14  
 91189/13  
 90926/13  
 91459/14  
 91434/14  
 91153/13

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

<b>Member</b>	<b>Application Number</b>	<b>Nature of Interest</b>
Councillor Darvesh	91581/14	He knows the applicant and he withdrew from the meeting
Councillor L. Byrne	91581/14	She knows the objector and she withdrew from the meeting
Councillors Critchley, Morris and J. Walsh	91189/13	They knew the applicant
Councillor J. Walsh	91464/14	He knows the applicant
Councillor Darvesh	91153/13 and 91155/13	He has previously accompanied planning officers to visit the application sites
Councillor A.	91459/14	He is Chairman of the

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Walsh		Cutacre Committee
Councillor Cunliffe	91371/14	She is a member of Blackrod Town Council
Councillor Kellett	91304/14, 91371/14 and 91433/14	She is a member of Horwich Town Council
Councillors Ayub, C. Burrows, A. Connell, Cunliffe, Darvesh, Kellett, Mistry, Morris, Murray, Peel, Mrs Thomas and Sherrington	91581/14	The objector has connections to the Labour Party

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>
90151/13	Change of use and erection of a four pump petrol filling station on area of car park adjacent Brackley Street at Asda Stores Ltd, Brackley Street, Farnworth	Deferred for further information
90926/13	Erection of a sustainable building for use as physiotherapy practice at Brinsop House Farm, Chorley Road, Westhoughton	Refused, as recommended in the report
91153/13	Erection of part single, part two storey extension at 6 Grierson Street	Approved, subject to conditions.  The Planning Committee considered the

		<p>merits of the proposal outweighed any undue impact in respect of the living conditions of nearby property and thus the Council has granted planning permission because the proposed development is in accordance with all relevant policies of the Bolton's Core Strategy, as is required by Section 38 of the Planning and Compulsory Purchase Act 2004. There are no material considerations, as specified in the Planning Officer Report, that outweigh this justification to support the grant of planning permission.</p>
91155/13	Erection of front rear single storey extensions at 10 Holyhurst Walk	<p>Approved, subject to conditions.</p> <p>The Planning</p>

		<p>Committee considered the merits of the proposal outweighed any undue impact in respect of the living conditions of nearby property and thus the Council has granted planning permission because the proposed development is in accordance with all relevant policies of the Bolton's Core Strategy, as is required by Section 38 of the Planning and Compulsory Purchase Act 2004. There are no material considerations, as specified in the Planning Officer Report, that outweigh this justification to support the grant of planning permission.</p>
91189/13	Erection of 1 no. detached dwelling with detached	That the application be

	garage together with associated landscaping and access works on land at junction of Blackburn Road and Cox Green Road	referred to the Secretary of State for approval, subject to conditions, and additional conditions regarding access and boundary treatment
91304/14	Change of use and conversion of barn and stable to holiday let tourism accommodation to include bed and breakfast use at Wilkinsons Farm, 458 Manchester Road, Blackrod	Refused. The proposal would introduce an inappropriate use into the Green Belt which would detract from its appearance and openness contrary to Bolton's saved Unitary Development Plan Policies G2, G3 and R3.
91315/14	Erection of 5 no. storey office building including café/restaurant on ground floor together with hard and soft landscaping to site, external bin store and cycle storage and formation of 54 no space car parking on land adjacent Topp Way/St Peters Way	That the decision be delegated to the Director of Development and Regeneration for approval
91321/14	Erection of two storey side/rear extension at 16	Approved, subject to

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	Edge Hill Road	conditions, as recommended in the report
91371/14	Change of use: catering trailer to replace 3 car parking spaces on car park adjacent unit 1, Lostock Park Industrial Estate, Cranfield Road, Lostock	Approved, subject to conditions, as recommended in the report
91433/14	Permanent retention of access and service drive at Ivy Model Farm, Shepherds Drive, Horwich	Approved, as recommended in the report
91434/14	Erection of detached dwelling (amendment to previously approved application) including raising roof height and boundary fence details at 39 Oakwood Drive	Approved, subject to conditions, as recommended in the report
91459/14	Approval of reserved matters (application 90539/13 – access, appearance, landscaping, layout and scale) for the proposed development of plot B1 as a manufacturing facility with ancillary offices and outbuildings (Class B2) on Plot B1, Logistics North, Cutacre, Over Hulton	That the decision be delegated to the Director of Development and Regeneration for approval
91464/14	Erection of first floor to bungalow at 10 Chelmer Close, Westhoughton	Approved, subject to conditions, as recommended in the report
91558/14	Erection of a two bedroom detached dormer bungalow together with associated	Approved, subject to conditions, as

	works including perimeter fencing and bin store on land adjacent to 26 Martin Avenue, Little Lever	recommended in the report
91581/14	Change of use from A4 to D2 (community gym/education/training room) at 370-372 Halliwell Road	Approved, subject to conditions, as recommended in the report

### **36. 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 4.35pm)