

PLANNING COMMITTEE

MEETING, 12th FEBRUARY, 2015

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), C. Burrows, Connell, Critchley, Cunliffe, Dean, Gillies, Hall (as deputy for Councillor Allen), Iqbal (as deputy for Councillor Ayub), Martin, Mistry, Morris (as deputy for Councillor Peel), Richardson, Sherrington, Spencer (as deputy for Councillor Kay), Mrs Thomas. A. Walsh, J. Walsh and Watters.

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

Councillor Darvesh in the Chair.

26. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 15th January, 2015 were submitted and signed as a correct record.

27. 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 site of application numbered 92927/14

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

93061/14	92906/14	93253/14
92927/14	92756/14	93371/14
93167/14	93252/14	

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Councillor Richardson, in his capacity as a Ward Councillor, addressed the Committee in respect of application numbered 93061/14.

Councillor Gillies, in her capacity as a Ward Councillor, addressed the Committee in respect of application numbered 93371/14.

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

Member	Application Number	Nature of Interest
Councillor Richardson	93061/14	He had expressed a view on the application. He addressed the Committee in his capacity as a Ward Councillor and then withdrew from the meeting.
Councillor Gillies	93371/14	She had expressed a view on the application. She addressed the Committee in her capacity as a Ward Councillor and then withdrew from the meeting.
Councillor Spencer	93371/14	He had expressed a view on the application and he withdrew from the meeting.

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Councillor Iqbal	92957/14	He knows the applicant as he is a member of the Bolton Labour Group and he withdrew from the meeting
Councillor Darvesh	93112/14	He knows the applicant
Councillor C. Burrows	92906/14	She knows the Agent.
Councillors C. Burrows, L. Byrne, Connell, Cunliffe, Darvesh, Gillies, Kellet, Mistry, Morris, Sherrington, Spencer, Mrs Thomas and Watters	92957/14	The applicant is known to them as he is a member of the Bolton Labour Party

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

Application Number	Proposal and Location	Decision
91874/14	Change of use of shop units to two one bedroom units at 13-15 Kearsley Mount Precinct, Kearsley	Approved, subject to conditions, as recommended in the report

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92756/14	Erection of 2 no. two storey and 1 no. three storey dwelling with garages and the conversion of existing building to 4 no. town houses including alteration to car parking, landscaping and access at Old School House, Lea Gate	Approved, subject to conditions, as recommended in the report
92906/14	Erection of dwelling on land adjacent 2 New Tempest Road, Lostock	Approved, subject to conditions, as recommended in the report
92927/14	Change of use from open storage to waste transfer (sui generis) to process demolition waste materials into recycled aggregate on land to rear of Horwich Loco Works, Chorley New Road, Horwich	That the decision be delegated to the Director of Development and Regeneration, in consultation with Ward Councillors, for approval
92957/14	Erection of joint front single storey extension, recessed balcony at first floor level, ground floor canopy at side and rear dormers at 221/223 Green Lane	Approved, subject to conditions, as recommended in the report
93030/14	Change of use of first floor from A1 to restaurant use (A4) and retention of ground floor in retail (A1 use), incorporating a new shop front with reinstated windows and the provision of external A.C unit and other roof mounted plant at 46-48 Market Street, Westthoughton	Approved, subject to conditions, as recommended in the report

93061/14	<p>Part A: Variation of condition 02 on application 79955/08 to amend opening hours from 6.00am-22.00pm to 24 hour opening, 7 days per week.</p> <p>Part B: Removal of condition 12 on application 79955/08 to remove roof requirement for jet wash facility at 205A Church Street, Little Lever</p>	<p>Refused.</p> <p>The proposed extension of opening hours for the petrol filling station and the lack of a roof to the jet wash facility would result in a non-conforming use within a predominantly residential area which will lead to increased and incompatible activity in and around the application premises to the detriment of the living conditions of nearby residential properties, and is contrary to Policy CG4 of Bolton's Core Strategy</p>
93076/14	<p>Re-profiling and stabilisation works of the north eastern face of Montcliffe Quarry, Horwich to alleviate health and safety concerns identified through a quarry regulations appraisal at Montcliffe Quarry, Georges Lane, Horwich</p>	<p>Approved, subject to conditions, as recommended in the report</p>

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93081/14	Demolition of the former public house and erection of an assisted living care class C2 apartment block to be used in conjunction with the associated care home at Red Lion Hotel, 4 Wigan Road, Westhoughton	Approved, subject to conditions, as recommended in the report
93093/14	Retention of multi-purpose air conditioning /heating/cooling unit to rear wall at Vekaria's Supermarket, 198-200 Springfield Road, Kearsley	Approved, subject to conditions, as recommended in the report
93112/14	Variation of condition 16 on application 92621/14 amendments to approved plan numbers at 105 Halliwell Road	Approved, subject to conditions, as recommended in the report and additional condition regarding two access points
93167/14	Change of use from mechanics garage to health food café and takeaway (sui generis, mixed use of Class A1 sandwich bar, Class C3 café and A5 hot food takeaway) at 72 Chorley Street	Approved, subject to conditions, as recommended in the report
93235/14	Erection of part three storey and part five storey office building including a central courtyard with landscaping, cycle storage, roof terraces and solar panels on vacant land, corner of Great Moor Street/Newport Street	Approved, subject to conditions, as recommended in the report

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93241/14	Erection of 45 dwellings on land at Union Road/Yates Street	Approved, subject to conditions, as recommended in the report
93252/14	Enlargement of existing northern tunnel, including construction of new concrete tunnel portals, infilling of existing ventilation shaft, concrete lining of southern tunnel, installation of sheet piled foundations and associated works, required in connection with electrification of railway at Clammerclough Tunnel to the north of Church Road, Kearsley	Approved, subject to conditions, as recommended in the report
93253/14	Listed Building Consent for the enlargement of existing northern tunnel, including construction of new concrete tunnel portals, infilling of existing ventilation shaft, concrete lining of southern tunnel, installation of sheet piled foundations and associated works, required in connection with electrification of railway at Clammerclough Tunnel, to the north of Church Road, Kearsley	Approved, subject to conditions, as recommended in the report
93272/14	Erection of single storey rear extension together with front and rear dormers and creation of office and staff room space on second floor at Harwood Dental Practice, 21 Longsight Lane	Approved, subject to conditions, as recommended in the report

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93286/14	Construction of artificial grass football pitch, boundary fencing, flood lighting, screen planting together with erection of a storage container at Ladybridge High School, New York	Approved, subject to conditions, as recommended in the report
93371/14	Erection of two storey building (retail and leisure uses) with the partial demolition of existing precinct, demolition of existing market structures, landscaping, access routes and other associated works on land at Market Precinct, King Street, Farnworth	Approved, subject to conditions, as recommended in the report
93398/15	Demolition of existing and erection of new mosque (Class D1) at Ashrafya Mosque, Cannon Street North	Approved, subject to conditions, as recommended in the report

(The meeting started at 2.00pm and finished at 3.50pm)