

## **PLANNING COMMITTEE**

MEETING, 5<sup>th</sup> JUNE, 2014

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

Apologies for absence were submitted on behalf of Councillors Ayub, Kay and Martin.

Councillor Darvesh in the Chair.

### **1. MINUTES**

The minutes of the proceedings of the meeting of the Committee held on 1<sup>st</sup> May, 2014 were submitted and signed as a correct record, subject to Councillor Cunliffe replacing Councillor C. Burrows in the list of declarations of interest relating to application 91613/14.

### **2. 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 91666/14.

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

91837/14	91431/14
89159/12	91732/14
91399/14	91696/14
91383/14	91827/14

## B2

91725/14  
91626/14

91387/14  
91358/14

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

<b>Member</b>	<b>Application Number</b>	<b>Nature of Interest</b>
Councillor J. Walsh	89159/12	He is a shareholder at BWFC and he withdrew from the meeting
Councillor J. Walsh	91613/14	He knows the applicant
Councillors, A. Connell, Hayes and Watters	89159/12	They are season ticket holders at BWFC
Councillor Dean	91387/14	He knows the objector
Councillor Peacock	89159/12	He has previously expressed a view on the application in his role as a member of the Bolton Arena Board and he withdrew from the meeting
Councillor Cunliffe	91613/14	She knows the owner of the adjacent field and is a member of Blackrod Town Council
Councillor Kellett	91227/14, 91358/14, 91625/14 and 91669/14	She is a member of Horwich Town Council

B3

Councillor Mrs Thomas	91688/14 and 91816/14	She is the Executive Cabinet Member whose portfolio includes Schools and Safeguarding Children
Councillor Sherrington	91688/14 and 91816/14	She is the Cabinet Member for Schools and Safeguarding Children

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>
89159/12	Development of improved sports and education facilities; mixed use development of residential and hotel buildings with ancillary retail, restaurant/café, office and assembly/leisure uses; car parking; and associated works at Reebok Stadium and Bolton Arena, Burnden Way, Horwich	That the decision be delegated to the Director of Development and Regeneration for approval and Section 106 Agreement
91227/13	Erection of two buildings containing a total of 42 apartments together with car parking, landscaping and associated works (amendments to floor plans and elevations previously approved under application 73431/06) at former Swallowfield Hotel, Chorley New Road	Refused. The proposed development fails to make reasonable provision or a reasonable contribution towards affordable housing and therefore is contrary to

		Policies IPC1 and SC1.3 of Bolton Council's Core Strategy and Supplementary Planning Document "Affordable Housing"
91358/14	Outline application for the erection of 140 dwellings (all matters reserved) at Bolton Community College Horwich Campus, Victoria Road, Horwich	That the decision be delegated to the Director of Development and Regeneration for approval and Section 106 Agreement
91383/14	Demolition of part first and second floors and erection of multi-screen cinema, part change of use of first and ground floors to restaurant together with external alterations at Crompton Place Shopping Centre, Mealhouse Lane	Approved, subject to conditions, as recommended in the report and additional condition regarding the development of a scheme to restore public pedestrian access to Bradshawgate.
91387/14	Change of use to teaching and community facility (first floor only) at BMWA Buildings, High Street	Deferred for further information

## B5

91399/14	Erection of part single/part two storey extension at rear at 204 Manchester Road, Westhoughton	Deferred for site visit
91431/14	Variation of condition 34 on application 86999/11 regarding Breeam rating at former Bradley Mill, Lever Street, Little Lever	Approved, subject to conditions, as recommended in the report.
91521/14	Erection of two storey extension at rear at 11 Ruby Street	Approved, subject to conditions, as recommended in the report and additional condition regarding provision of bin store at rear.
91613/14	Erection of 14 no. commercial/industrial units at Blackrod Industrial Estate, Scot Lane, Blackrod	Approved, subject to conditions, as recommended in the report and additional conditions regarding units painted/powder coated green, highway works and suitable landscaping, to be completed within three months

## B6

91625/14	Change of use to beauty salon and hairdressers (ground floor) and use Class B1 offices (first floor), including the creation of additional hard standing at the front for an additional parking space at 651-653 Chorley New Road, Horwich	Approved, subject to conditions, as recommended in the report.
91626/14/	Erection of single storey dwelling at 69 Winter Hey Lane, Horwich	Refused, as recommended in the report
91666/14	Erection of 14 no. sheltered living apartments with communal facilities, associated landscaping and car parking at former Rutherfords Garage and Bolt Works, Manchester Road	Approved, subject to conditions, as recommended in the report and late list.
91669/14	Change of use from loft to office (B1), including installation of dormer to rear of property at 76 Church Street, Horwich	Approved, subject to conditions, as recommended in the report
91688/14	Extension to provide 2 no. additional classrooms together with 2 no. external canopies to provide sheltered external teaching space at SS Simon and Jude C of E Primary School, Newport Road	Approved, subject to conditions, as recommended in the report
91696/14	Erection of 6 no. 5 bed semi-detached houses together with associated car parking on site of former City Hotel, 37-39 Eskrick Street	Approved, subject to conditions, as recommended in the report

B7

91725/14	Erection of part two storey/part single storey extension at rear at 3 Dover Grove	Deferred for site visit
91732/14	Outline application for the erection of 12 no. dwellings (access and layout details only) on land between 46 and 62 Crown Lane, Horwich	Approved, subject to conditions, as recommended in the report
91816/14	Single storey extension to southwest corner of school at Leverhulme Community Primary School, Poulton Avenue	Approved, subject to conditions, as recommended in the report
91827/14	Erection of detached dwelling (substitution of house type ref: 86204/11) at rear of 60 New Hall Lane	Approved, subject to conditions, as recommended in the report
91837/14	Erection of 12 no. mews houses in 3 no. terraces, with related car parking and alterations to access at Nessford House, 25 Thicketford Road	Approved, subject to conditions, as recommended in the report and deletion of condition 11 regarding trees

(The meeting started at 2.00pm and finished at 5.35pm)