

PLANNING COMMITTEE

MEETING, 12th DECEMBER, 2013

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

Apologies for absence were submitted on behalf of Councillors L. Byrne and Critchley.

Councillor Darvesh in the Chair.

25. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 14th November, 2013 and the special meetings of the Committee held on 28th November and 5th December, 2013 were submitted and signed as correct records.

26. 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:

90902/13
90227/13

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

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| 90902/13 | 90227/13 |
| 90641/13 | 90546/13 |
| 89936/13 | 90473/13 |

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

| Member | Application Number | Nature of Interest |
|-----------------------|-----------------------|---------------------------------------------------------|
| Councillor J. Walsh | 90813/13 | He knows the applicant and he withdrew from the meeting |
| Councillor Cunliffe | 90783/13 and 90784/13 | She is a member of Blackrod Town Council |
| Councillor Mrs Thomas | 90507/13 | She is a member of the Public Sector Partnership |
| Councillor Mistry | 90638/13 | He is a Governor at Cherry Tree Primary School |

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 |
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| 89936/13 | Erection of one triple bladed 33 metre high wind turbine (total height including rotors 45.4 metres) on field to the north east of meadow barn and to the south east of covered reservoir, off Slack Lane, Bradshaw | Refused, as recommended in the report |

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| 90227/13 | Change of use from open space and highway to residential garden including the erection of fences, gates and railings at 433 Bolton Road, Kearsley | Deferred for further information |
| 90473/13 | Erection of a two storey education institution to accommodate 160 students and 45 boarding students at Al Jamiatul Islamiyah Darul Uloom, 296 Willows Lane | Approved, subject to conditions, as recommended in the report |
| 90507/13 | Outline application for the erection of 5 no. dwellings (access, layout and scale only) at Burnthwaite Old Hall, Old Hall Lane | Referred to the Secretary of State for approval |
| 90546/13 | Erection of an apartment block consisting of 4 no. two bed apartments and 4 no. one bed apartments together with associated car parking arrangements and landscaping on land at rear of former Church Inn, 79 Market Street, Little Lever | Approved, subject to conditions, as recommended in the report |
| 90638/13 | Erection of single storey extensions to provide three classrooms and hall at Cherry Tree Primary School, Highfield Road, Farnworth | Approved, subject to conditions, as recommended in the report |
| 90641/13 | Demolition of existing farmhouse and erection of a replacement dwelling together with change of use | Approved, subject to conditions, as recommended in the report |

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| | and alterations to stables and barn to form 3 no. dwellings with garaging and car parking at Taylor House Farm, Dodd Lane, Westhoughton | |
| 90749/13 | Change of use of land to form car park providing 5 spaces on land at junction of Morris Green Lane and Woodbine Road | Approved, subject to conditions, as recommended in the report and additional condition regarding no barriers, chain or blockage to frontage of car park |
| 90769/13 | Change of use from vacant shop to coffee shop (Class A3) including roller shutter to front elevation at 49 Lee Lane, Horwich | Approved, subject to conditions, as recommended in the report |
| 90783/13 | Demolition of existing stables and garage and erection of one pair of semi-detached and 4 no. terraced houses at 11 Chorley Road, Blackrod | Approved, subject to conditions, as recommended in the report |
| 90784/13 | Erection of four semi-detached dwellings (in two pairs) together with associated car parking and access on land adjacent Barristers of Blackrod, 359 Manchester Road, Blackrod | Approved, subject to conditions, as recommended in the report |
| 90813/13 | Erection of two detached dwellings with associated access and car parking on land to rear of 7 Old Kiln Lane | Approved, subject to conditions, as recommended in the report |

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| 90902/13 | Variation of conditions 13, 20, 21 and 22 of planning approval 77938/07 at Curleys Fishery, Wallsuches, Horwich | <p>That the decision be delegated to the Director of Development and Regeneration.</p> <p>The Planning Committee considered the merits of varying the conditions outweighed any undue impact in respect of any harm to the purposes and visual amenities of the Green Belt and the proposal would not unduly harm the amenity of neighbouring residents and thus the Council has granted planning permission because the proposed development is in accordance with all relevant policies of the Development Plan (the Core Strategy and the saved UDP policies), as is required by Section 38 of the Planning and Compulsory Purchase Act 2004.</p> |
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| 90941/13 | Conversion of two dwellings to form one dwelling together with single storey rear extension, rear dormer and alterations to front elevation at 68 Ainsdale Road | Approved, subject to conditions, as recommended in the report |
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27. 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 4.30pm)