

PLANNING COMMITTEE

MEETING, 20th AUGUST, 2020

Present – Councillors Walsh (Chairman), Ayub (Vice-Chairman), Connor, Darvesh, Dean, Haworth, Hayes, Hornby, Mistry, Morgan, Peel, Radcliffe, Sanders, Sherrington, Wilkinson and Wright.

Councillor Walsh in the Chair.

11. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 6th August, 2020 were submitted and signed as a correct record.

12. 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.

Councillor Silvester, in his capacity as a Ward Councillor, attended the meeting and spoke in respect of application numbered 08088/20.

Councillor Brady, in her capacity as a Ward Councillor, attended the meeting and spoke in respect of application numbered 08088/20.

Councillor Cunningham, in his capacity as a Ward Councillor, attended the meeting and spoke in respect of application numbered 08246/20.

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

07865/20; and

08246/20.

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

Application Number	Proposal and Location	Decision
07865/20	Extension and other alterations to golf driving range at Regent Park Golf Club, Links Road, Lostock, Bolton	<p>Refused.</p> <ol style="list-style-type: none"> <li data-bbox="963 763 1362 1608">1. The construction phase of the proposed development, primarily the HGV movements along Links Road in association with the proposed importation of material, will result in a harmful increase in noise and disturbance to the detriment of the living conditions of nearby residents and is contrary to Policy CG4 of Bolton's Core Strategy. <li data-bbox="963 1659 1362 2078">2. The proposed number of HGV trips to and from the application site, required for the importation of material during the construction phase, would have an unacceptable impact

		<p>on highway safety on Chorley New Road, contrary to Policy S1.2 of Bolton's Core Strategy.</p> <p>3. The proposed remodelling/engineering works and the loss of a significant number of mature trees from the application site will have a harmful medium term impact on the landscape character of the area until the replacement tree planting has sufficiently matured, contrary to Policy CG3.7 of Bolton's Core Strategy.</p> <p>Members voting for refusal of the application (11):</p> <p>Councillors Connor, Darvesh, Dean, Hayes, Hornby, Morgan, Radcliffe, Sanders, Walsh, Wilkinson and Wright</p> <p>Members voting against refusal of the application (5):</p> <p>Councillors Ayub, Haworth, Mistry, Peel and Sherrington.</p>
--	--	--

08088/20	Siting of new 20 metre high phase 7 monopole c/w wrap around cabinet at base together with associated ancillary works at Chorley New Road, Horwich, Bolton	<p>Refused.</p> <p>The proposed 20m high monopole and wrap around cabinet at base would appear as a wholly incongruous and dominant feature that would be harmful to the residential setting and out of scale with its surroundings. In addition, the additional cabinets associated with the proposed new monopole would increase the clutter in the street scene being detrimental to the character of the local area. The proposal is therefore contrary to Core Strategy policies CG3 and OA1 and guidance contained within the National Planning Policy Framework.</p> <p>Members voting for refusal of the application (12):</p> <p>Councillors Ayub, Connor, Darvesh, Haworth, Hayes, Hornby, Mistry, Peel, Sanders, Sherrington, Wilkinson and Wright.</p> <p>Members voting against refusal of the application (4):</p> <p>Councillors Dean, Morgan, Radcliffe and Walsh.</p>
----------	--	---

08246/20	Change of use and conversion of public house to 14 self contained flats, including demolition of stables and small holding at rear, erection of two storey extension to accommodate stairwell, installation of dormers, juliette balconies and rooflights together with cycle shed, bin store, associated parking and landscaping at Church Hotel, 61 Church Road, Kearsley, Bolton	<p>Refused.</p> <p>1. The proposal represents an overdevelopment of the site which will result in a loss of outlook and privacy for the proposed occupiers of the apartments and neighbouring occupiers on Church Road and poor living conditions for future residents of the apartments due to the design and layout of the proposed development providing insufficient external private amenity space. The proposal is contrary to Policy CG4 of Bolton's Core Strategy and Supplementary Planning Documents 'General Design Principles' and 'House Extensions'. The adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits of additional housing provision in</p>
----------	---	---

		<p>the local area.</p> <p>2. The lack of a bin collection area close to the highway edge with Church Road is likely to result in bins being stored on the vehicular access to the apartments and on the adjoining footpath which would have an unacceptable impact on highway safety contrary to Core Strategy policies P5 and S1.2, guidance contained within Section 4 of the General Design Principles Supplementary Planning Document and guidance contained within paragraph 109 of the National Planning Policy Framework.</p> <p>Members voting for refusal of the application (15):</p> <p>Councillors Ayub, Connor, Darvesh, Dean, Haworth, Hayes, Hornby, Mistry, Morgan, Peel, Radcliffe, Sanders, Walsh, Wilkinson and Wright.</p> <p>Members voting against</p>
--	--	--

		refusal of the application (1): Councillor Sherrington.
--	--	---

13. PLANNING APPEAL DECISIONS

The Director of Place submitted a report which informed the Committee of the outcome of various planning appeals between 11th July and 10th August, 2020.

Resolved – That the report be noted.

(The meeting started at 2.00 p.m. and finished at 4.32 p.m.)