

PLANNING COMMITTEE

MEETING, 14th MAY, 2015

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

Apologies for absence were submitted on behalf of Councillors Ayub, Gillies and J. Walsh

Councillor Darvesh in the Chair.

32. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 9th April, 2015 were submitted and signed as a correct record.

33. 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:

93362/15

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

93438/15	93780/15
93369/14	93655/15
93834/15	93440/15
92373/14	93891/15

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Councillor Hayes, in his capacity as a Ward Councillor, addressed the Committee in relation to applications 93805/15 and 93834/15.

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

Member	Application Number	Nature of Interest
Councillor Kellett	93805/15	She knows the applicant and she withdrew from the meeting
Councillors Allen, Cunliffe and Iqbal	93440/15	They are members of the Bolton at Home Board and they withdrew from the meeting
Councillor C. Burrows	93438/15	She knows the agent
Councillor Darvesh	93834/15	He knows the objector and he withdrew from the meeting
Councillor Greenhalgh	93369/14	He knows the parents
Councillor Greenhalgh	93642/15	He knows the applicant and he withdrew from the meeting
Councillor Greenhalgh	93780/15	He knows the applicant and he withdrew from the meeting

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Councillor Critchley	93642/15	He knows the applicant
Councillor Critchley	93780/15	He knows the applicant
Councillor Dean	93642/15	He knows the applicant and he withdrew from the meeting
Councillor Dean	93780/15	He knows the applicant
Councillor Dean	93834/15	He knows the applicant and he withdrew from the meeting

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
89893/13	Erection of 37 dwellings (four two bedroomed, 10 bedroomed and 24 hour four bedroomed) on existing greyhound stadium site at Wigan Road, Westhoughton	Deferred for further information and involvement of Ward Councillors in discussions
91387/14	Change of use to Islamic Education Facility (first floor only) at BMWA Buildings, High Street	Deferred for further information

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92373/14	Erection of two storey extension to front and side, part two storey/part single storey extension to rear, raising of roof height by 0.357m with dormers to side and rear at 78 High Street	Refused, as recommended in the report
93369/15	Erection of single storey extension at rear of 20 Old Quarry Lane, Egerton	Deferred for further information
93418/15	Erection of light industrial building (Class B1) comprising 3 no units together with parking for 6 no vehicles at 7 Lever Grove	Approved, subject to conditions, as recommended in the report
93438/15	Demolition of existing garage/porch with the erection of side/rear extension of single storey at 36 Buckingham Avenue, Horwich	Approved, subject to conditions, as recommended in the report
93440/15	Erection of 2 no. dwellings together with demolition of 341 Manchester Road, associated access and landscaping on land bounded by Manchester Road, Hillside Avenue, Station Road, Blackrod	Approved, subject to conditions, as recommended in the report
93494/15	Demolition of existing bungalow and erection of detached dwelling over three floors at 351 Moss Bank Way	Approved, subject to conditions, as recommended in the report

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93497/15	Continued use as Class A3 café/restaurant with ancillary takeaway and deliveries, erection of single storey rear extension together with first floor extension over existing kitchen at 190 Halliwell Road	Approved, subject to conditions, as recommended in the report and amended opening times and delivery times
93577/15	Erection of two storey extension at rear at 365 Deane Road	Deferred for further information
93639/15	Erection of single storey extension to provide 2 no. additional classrooms and a breakout room together with amendments to the existing car park (additional 5 spaces) at Washacre Primary School, Clough Avenue, Westhoughton	Approved, subject to conditions, as recommended in the report
93642/15	Variation of condition 02 to application 91419/14 proposed amendments as per drawing 01 revision 02 (roof detail, French doors, entrance/access, rear conservatory, window pattern and utility room) at 164 Armadale Road	Approved, subject to conditions, as recommended in the report and additional condition regarding prohibition of balcony on flat roof

93655/15	Variation of conditions 3,4,5 and 6 on application 92799/14 – amendments to approved plan (provision of three care parking spaces, 3/4 render to elevations, juliet balcony and ground floor gable window to be installed) at 97 Albert Road West	Approved, subject to conditions, as recommended in the report and additional condition regarding removal of first floor window at side elevation and permeable material on driveway
93662/15	Erection of detached house and garage at 4 Hawthorn Bank	Approved, subject to conditions, as recommended in the report
93695/15	Change of use of land from agricultural to equestrian together with erection of stables at Navy Fold Farm, Old Lane, Horwich	Approved, subject to conditions, as recommended in the report
93780/15	Change of use and conversion of retail premises to 5 no. self-contained flats (resubmission of application 93493/15) at 68 Chorley Old Road	Approved, subject to conditions, as recommended in the report
93805/15	Erection of stables comprising 4 no. looseboxes, tack room and hay store together with formation of service access track from existing field gate (resubmission of application 92643/14) on land at Boot Lane, Doffcocker	That the decision be delegated to the Director of Development and Regeneration for approval

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93834/15	Erection of two storey extension at side (amendment to approved application 87946/12) at 99 Lonsdale Road	Deferred for further information
93891/15	Erection of part two/part single storey extensions at rear at 21 Hughes Street	Approved, subject to conditions, as recommended in the report

(The meeting started at 2.00pm and finished at 4.50pm)