

PLANNING COMMITTEE

MEETING, 22ND MARCH, 2018

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Abdullah, Allen, L. Byrne (as deputy for Councillor Cunliffe), Critchley, Dean, Mrs Fairclough (as deputy for Councillor Morgan), Hornby, Jones, Morris, Mistry, Newall, Peel, Sherrington and J. Walsh

Apologies for absence were submitted on behalf of Councillors Cunliffe and Morgan

Councillor Darvesh in the Chair.

21. PLANNING APPLICATION 00997/17 – LAND AT AND ADJACENT TO HULTON PARK

(Councillor Jones declared an interest in the application as he is a member of Westhoughton Town Council)

Under the approved delegation arrangements, the Committee considered application 00997/17, as set out in the report submitted by the Director of Place, for permission to undertake development, in accordance with the Town and Country Planning Act.

The report provided details of the application which sought approval for the following development on land at, and adjacent to, Hulton Park:

Hybrid Planning Application:

Part A: Full planning application for restoration works to Hulton Park and existing structures and heritage assets within it including the pleasure grounds, dovecote, walled garden and lakes, and the development of an 18 hole golf course and clubhouse, golf academy including driving range, practice course, adventure course and academy building with sports and learning facilities, shop and café, 142 bed hotel with adjoining spa and conference facility, other ancillary buildings,

structures and engineering and landscape works including a maintenance building, halfway house, highway accesses, underpass, various bridges, boundary treatments, internal access roads, external lighting, parking, landscaping, demolition of existing buildings/structures and, where applicable, the re-routing, upgrading and extension of the public right of way network; and

Part B: Outline planning application for the residential development of up to 136 no. dwellings, a local centre (Class A1/A2/A3/A4/A5/D1) and where applicable, re-routing, upgrading and extension of public right of way network (all matters reserved except for (in part) highways).

The following interested parties addressed the Committee:

Ward Councillors:

Westhoughton North and Chew Moor

Councillor Kirk-Robinson
Councillor C. Wild
Councillor Cox

Hulton Ward

Councillor Hewitt
Councillor Parkinson
Councillor Shaikh

Objecting to the Application

Mr N. Spencer-Griffiths (Hulton Estate Area Residents Together)
Ms E. Taylor (Lancashire Garden Trust)

Supporting the Application

Mr R. Knight – Peel Holdings
Mr D. Brookes – European Tour
Ms A. Lench – England Golf

Resolved – That members be minded to approve Planning Application 00997/17, subject to the conditions outlined in the report, conditions detailed within the late list, the additional conditions regarding exported materials, the retention of access to footpaths and liaison with community groups and Ward Councillors, and the Section 106 Agreement, and that the application be referred to the Secretary of State under the Town and Country Planning (Consultation)(England) Direction 2009: Circular 02/2009.

(ii) That in the event that the Secretary of State does not intervene, the issue of the decision notice be delegated to the Director of Place.

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