

PLANNING COMMITTEE

MEETING, 13th DECEMBER, 2018

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Allen (as deputy for Councillor Morgan), Chadwick, Galloway (as deputy for Councillor Hewitt), Gillies (as deputy for Councillor Mistry), Haworth (as deputy for Councillor Abdullah), Iqbal (as deputy for Councillor Ayub), Kirk-Robinson, Morris, Newall, Peel, Radcliffe (as deputy for Councillor Dean), Sanders, Walsh, Watters (as deputy for Councillor Cunliffe), P. Wild (as deputy for Councillor Critchley) and Wilkinson.

Apologies for absence were submitted on behalf of Councillors Abdullah, Ayub, Cunliffe, Critchley, Dean, Hewitt, Hornby, Mistry and Morgan

Councillor Darvesh in the Chair.

14. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 15th November, 2018 were submitted and signed as a correct record.

15. 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.

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

04598/18

04652/18

04811/18

Councillor Pattison, in her capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 04598/18.

Councillor P. Wild, in his capacity as Ward Councillor, spoke in respect of application numbered 04652/18. He then withdrew from the meeting.

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

Member of Council	Application Number	Nature of Interest
Councillor P. Wild	04652/18	He declared an interest in the application. He then addressed the Committee in his capacity as Ward Councillor and then withdrew from the meeting and took no further part in the proceedings on the application.
Councillor Chadwick	04648/18	He is a Governor at the School and he withdrew from the meeting during the consideration and determination of the application.

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

Application Number	Proposal and Location	Decision
04652/18	Change of use from dwelling (Class C3) to shop (Classes A1/A2) at ground floor and self-contained flat at first floor, erection of single and two storey extensions, extension of curtilage to the rear and siting of 1.8m vertical board fence with access gates and alterations to form new shop front at 17 Belmont Road	<p>Approved, subject to conditions, as recommended in the report, and additional conditions regarding hours of operation and building materials.</p> <p>Members voting for approval of the application:</p> <p>Councillors Allen, Chadwick, Darvesh, Galloway, Gillies, Haworth, Iqbal, Kellett, Kirk-Robinson, Morris, Newall, Peel, Radcliffe, Sanders, Walsh, Watters and Wilkinson.</p>
04672/18	Listed Building consent to re-cover portico with lead replacement product at Farnworth Town Hall, Market Street, Farnworth	<p>Approved, subject to conditions, as recommended in the report.</p> <p>Members voting for approval of the application:</p>

		Councillors Allen, Chadwick, Darvesh, Galloway, Gillies, Haworth, Iqbal, Kellett, Kirk- Robinson, Morris, Newall, Peel, Radcliffe, Sanders, Walsh, Watters, P. Wild and Wilkinson.
04811/18	Reserved matters application pursuant to outline approval 96907/16 (erection of 121 dwellings) – appearance, landscapint, layout and scale at Beehive Mills, Crescent Road	<p>Refused.</p> <p>The proposed development, as submitted, requires the modification of the existing S106 agreement to make the development as a whole deliverable, the proposal in the form submitted without contributions to overcome the harm of the development by reason of no contributions to school places and health, would be contrary to Policy IPC1 of Bolton Council's Core Strategy and the Infrastructure and</p>

		<p>Planning Contributions SPD together with paragraph 57 of the National Planning Policy Framework and the Planning Obligations section of National Planning Practice Guidance in that it makes insufficient provision towards the cost of necessary social infrastructure in the form of primary school pupil places, secondary school pupil places and the provision of health and well-being services in the locality in order to make the development acceptable in planning terms and achieve the objective of sustainable development.</p> <p>Members voting for refusal of the application:</p> <p>Councillors Allen, Chadwick,</p>
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		Darvesh, Galloway, Gillies, Haworth, Iqbal, Kellett, Kirk- Robinson, Morris, Newall, Peel, Radcliffe, Sanders, Walsh, Watters, P. Wild and Wilkinson
04598/18	Removal of condition 03 on approval 03177/18 (installation of an oil interceptor) on land east of Bloomfield Road, Farnworth	Deferred for further information. Members voting for deferral of the application: Councillors Allen, Chadwick, Darvesh, Galloway, Gillies, Haworth, Iqbal, Kirk-Robinson, Newall, Peel, Radcliffe, Sanders, Walsh and P. Wild. Members voting against deferral of the application: Councillors Morris, Watters and Wilkinson.
04648/18	Demolition of rosia classroom block and erection of two	Approved, subject to conditions, as

	storey classroom block with link corridor and single store wc block together with associated landscaping at Westhoughton High County Secondary School, Bolton Road, Westhoughton	<p>recommended in the report.</p> <p>Members voting for approval of theh application:</p> <p>Councillors Allen, Darvesh, Galloway, Gillies, Haworth, Iqbal, Kellett, Kirk-Robinson, Morris, Newall, Peel, Radcliffe, Sanders, Walsh, Watters, P. Wild and Wilkinson.</p>
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13. PLANNING APPEAL DECISIONS

The Director of Place submitted a report which informed the Committee of the outcome of various planning appeals between 1st to 30th November, 2018.

Resolved – That the report be noted.

(The meeting started at 2.00pm and finished at 4.15pm)