PLANNING COMMITTEE

MEETING, 20th SEPTEMBER, 2018

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

Apologies for absence were submitted on behalf of Councillors Critchley, Hornby and Mistry.

Councillor Darvesh in the Chair.

7. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 23rd August, 2018 were submitted and signed as a correct record.

8. 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.

The Committee visited the site of the undermentioned application:

04158/18

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

03484/18
04158/18

04012/18
04158/18

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

Member of Council	**Application Number**	**Nature of Interest**
Councillor Allen	04158/18	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.
Councillors Chadwick and Wilkinson	03484/18	They know the applicant
Councillor Morgan	04158/18	He knows the applicant

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

Application Number	**Proposal and Location**	**Decision**
04012/18	Alterations to form 3 no. visitor parking bays and the siting of a CCTV pole at Sharples School, Hill Cot Road	Approved, subject to conditions, as recommended in the report. **Members voting for approval of the application:**

		Councillors Abdullah, Allen, Ayub, Chadwick, Cunliffe, Darvesh, Dean, Hewitt, Iqbal, Kellett, Kirk-Robinson, Morgan, Morris, Newall, Peel. Sanders, Walsh and Wilkinson.
04158/18	Demolition of bungalow and erection of 4 no. dwellings together with access and landscaping at 79 Albert Road West	Refused, for the following reasons: 1. The proposed development would, by virtue of its design, height, scale, siting and layout be detrimental to the character and appearance of the area, of particular note are the loss of the mature Sycamore tree and the amount of hard surfacing to the site frontage, which would impact detrimentally on the street scene, in addition to the cramped nature and height of the proposed development

		which would impact detrimentally on the character and appearance of the area, and is thus contrary to Policies CG3, OA4.5 and OA4.6 of Bolton's Core Strategy and Supplementary Planning Document - "General Design Principles". 2. The proposal represents an over development of the site which due to the proximity and the levels difference will result in an overbearing form of development which will result in a loss of outlook and privacy for neighbouring occupiers at 192 Greenmount Lane and 46 Carlton Road and would be out of character with the surrounding locality and is thus contrary to Policy CG4 of Bolton's

		Core Strategy and Supplementary Planning Documents 'General Design Principles'. **Members voting for refusal of the application:** **Councillors Chadwick, Darvesh, Dean, Hewitt, Kirk-Robinson, Morgan, Peel, Sanders, Walsh and Wilkinson.** **Members voting for approval of the application:** **Councillors Abdullah, Ayub, Cunliffe, Iqbal, Kellett, Morris and Newall.**
03502/18	Erection of part single, part two storey extension to rear and single storey extension to front, along with box dormer to rear to allow for attic conversion at 21 Alberta Street	Deferred for further information. **Members voting for deferral of the application:** **Councillors Allen, Chadwick, Cunliffe,**

		Darvesh, Dean, Hewitt, Kellett, Kirk-Robinson, Morgan, Newall, Peel, Sanders, Walsh and Wilkinson. **Members voting against deferral of the application:** **Councillors Abdullah, Ayub, Iqbal and Morris.**
03484/18	Erection of 50 no. dwellings together with associated access and landscaping at former Greyhound Stadium, Wigan Road, Westhoughton	That the decision be delegated to the Director of Place for approval. **Members voting for approval of the application:** **Councillors Abdullah, Allen, Ayub, Chadwick, Cunliffe, Darvesh, Dean, Hewitt, Iqbal, Kellett, Kirk-Robinson, Morgan, Morris, Newall, Peel, Sanders, Walsh and Wilkinson.**

(ii) That the proposed modification (deed of variation) to the Section 106 Agreement accompanying outline permission 91358/14 and subsequent reserved matters permission 96670/16 for 129 dwellings at the former Bolton Community College Horwich Campus site, Victoria Road, Horwich, BL6 6ED, be refused.

(Members voting for refusal of the proposed modification: Councillors Abdullah, Allen, Ayub, Chadwick, Cunliffe, Darvesh, Dean, Hewitt, Iqbal, Kellett, Kirk-Robinson, Morgan, Morris, Newall, Peel, Sanders, Walsh and Wilkinson).

(The meeting started at 2.00pm and finished at 3.30pm)