

PLANNING COMMITTEE

MEETING, 12th MARCH, 2015

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Allen, Ayub, C. Burrows, Connell, Critchley, Cunliffe, Dean, Gillies, Kay, Martin, Mistry, Peel, Richardson, Sherrington, Mrs Thomas. A. Walsh and Watters.

An apology for absence was submitted on behalf of Councillor J. Walsh

Councillor Darvesh in the Chair.

28. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 12th February, 2015 were submitted and signed as a correct record.

29. 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 applications numbered:

93413/15	93328/14	93440/14
52889/14		

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

93537/15	92474/14	93421/14
93328/14	92857/14	93414/14
92992/14	92141/14	92959/14
92889/14	93440/14	

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Councillor Silvester, in his capacity as a Ward Councillor, addressed the Committee in respect of application numbered 93328/14.

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

Member	Application Number	Nature of Interest
Councillors Allen and Cunliffe	93440/14	They are members of Bolton at Home Board and they withdrew from the meeting
Mrs Thomas	92857/14	She knows the applicant
Councillor Kellett	92214/14, 93328/14 and 93440/14	She is a member of Horwich Town Council

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
92214/14	Part A: Full planning application for site access, demolition of some buildings and change of use of one building to a flexible mix of commercial and community uses (A1/D2/A2/A3/A4/A5 and D1 uses including car parking), 28 apartments and associated works. Part B: Outline application for residential development (C3) for up to	Deferred for further information

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	130 dwellings, recreational open space and landscaping and new pedestrian and cycle routes on land at former Horwich Loco Works, Horwich	
92474/14	Substitution of house type on application 66137/03 (plots 26-33) at former Cleveland School, Chorley New Road	Approved, subject to conditions, as recommended in the report
92857/14	Demolition of existing ancillary buildings and erection of two storey building to form two dwellings with car parking at Woodbine House, Mill Lane, Westhoughton	Approved, subject to conditions, as recommended in the report
92860/14	Change of use of premises to private hire business at 97 St Georges Avenue, Westhoughton	<p>Refused</p> <p>1. The proposed development would adversely affect the living conditions of the neighbouring properties in the area because of increased traffic, noise and general activity, and would be contrary to Policy CG4 of Bolton's Core Strategy.</p> <p>2. The proposal makes insufficient provision for car parking in connection with the proposed development which is likely to result in</p>

		on-street traffic and parking problems, and is thus contrary to Policy S1 and P5 of Bolton's Core Strategy.
92889/14	Proposed change of use of first floor and second floor to 3 no. self-contained flats, new external staircase, single storey extension, alteration of existing single storey element roof, installation of new shop fronts with roller shutters, the installation of new ATM machine and extraction unit at Antelope Hotel, 18 Manchester Road, Kearsley	<p>Refused, for the following reasons:</p> <p>1) Due to the number of proposed occupants of the flats and potential visitors to the retail units and café, it is considered that there is insufficient parking available both on site and within the wider surrounding area. The development would therefore result in an unacceptable detrimental impact on highway safety and the amenities of adjacent residential properties by virtue of increased parking demand. As such the proposal is contrary to policies P5 and S1(2) of the adopted Core Strategy and the</p>

		<p>National Planning Policy Framework.</p> <p>2) Due to its size, siting and design the proposed external staircase would result in an unacceptable impact in terms of both visual amenity and loss of privacy/overlooking on the residential dwellings to the rear at Springfield Gardens contrary to policy CG4 of the adopted Core Strategy.</p> <p>3) The proposed development proposes a residential flat (No.2) which would be sited directly above unit 3 at ground floor level, which would be occupied by a café. Given the relationship between the cafe (at unit 3) and residential unit directly above, it is considered that the proposal would have a serious detrimental impact on the future</p>
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		<p>occupiers of flat 2, by reason of noise, disturbance and general activity associated with the café use. As such, the proposal is considered to contrary to policy CG4 of the adopted Core Strategy and the Supplementary Planning Document, Location of Restaurants, Cafés, Public Houses, Bars and Hot Food Takeaways in Urban Areas.</p> <p>4) The proposed roller shutters would result in a fortress type development which does not respect the character or appearance of the street scene and is detrimental to the visual amenity of both the host building and wider area. As such the proposed roller shutters are contrary to policy CG3 of the adopted core</p>
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		strategy and Planning Control Note No.4 – Shops Front.
92959/14	Erection of one dwelling on land at Croston Street	<p>Approved, subject to conditions.</p> <p>The Planning Committee felt that due to the high density of housing in the surrounding area, the proposal would not amount to an overdevelopment of the site and would not have an adverse impact on the surrounding residents and was therefore considered to be acceptable.</p>
92992/14	Change of use from light industrial (B1/B2) to car sales lot (sui generis), with the demolition of outbuildings at 79 Manchester Road, Westhoughton	Approved, subject to conditions, as recommended in the report, and additional condition regarding a review of car parking in the surrounding area
93001/14	Alterations and extensions to existing property to form two dwellings at The Elms, Grange Road, Bromley Cross	That the decision be delegated to the Director of Development and Regeneration for approval, subject to increased parking

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93135/14	Erection of two storey extension to existing lodge house and erection of detached dwelling with vehicular access at Hollywood Lodge, 560 Chorley New Road, Lostock	Approved, subject to conditions, as recommended in the report
93142/14	Partial demolition of existing bungalow and garage to enable the enlargement of the existing dwelling at 4 Greenleas, Lostock	Approved, subject to conditions, as recommended in the report
93227/14	Change of use to restaurant (Class A3) together with erection of first floor rear extension and new shop front including shutters at 146 Blackburn Road	Approved, subject to conditions, as recommended in the report
93239/14	Change of use of first floor from vacant retail area (Class A1) to café/cold food takeaway (Class A3) together with alterations to front entrance at Finest Foods, Gilnow Road	Approved, subject to conditions, as recommended in the report
93291/14	Erection of two storey building (ground floor – groundsmans store, first floor – 2 bedroom self-contained flat) at Westhoughton Cricket Club, St George's Oval, Cappadocia Way, Westhoughton	Approved, subject to conditions, as recommended in the report

93328/14	Demolition of building and erection of 3 no. dwellings at Bridge Foot Forge, Bridge Street, Horwich	<p>Approved, subject to conditions and additional condition regarding use of original stone being incorporated in the new building</p> <p>The application was approved subject to conditions, including a recommended condition that the materials of the existing building be re-used within the new development.</p> <p>The Committee considered that the economic, social and environmental benefits of the proposal outweighed the loss of the forge building and that a noise survey was not required given that the adjoining premises had now closed.</p>
93413/15	Erection of two storey side extension and single storey rear extension at 44 Rawlyn Road	Approved, subject to conditions, as recommended in the report

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93414/15	Erection of two storey side extension and single storey rear extension at 19 Brook Hey Avenue	Deferred for further information
93421/15	Change of use from vacant retail shop (Class A1) to café (Class A3) at 329 Bury Road	Approved, subject to conditions, as recommended in the report
93440/14	Erection of 20 no. dwellings together with demolition of 341 Manchester Road, associated access and landscaping on land bounded by Manchester Road, Hillside Avenue, Station Road, Blackrod	Deferred for further information
93537/15	Erection of a 'click and collect' canopy within customer car park at Asda Stores Ltd, Brackley Street, Farnworth	Deferred for further information

(The meeting started at 2.00pm and finished at 4.05pm)