

PLANNING COMMITTEE

MEETING, 7th MARCH, 2019

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

Apologies for absence were submitted on behalf of Councillors Ayub, Critchley, Hewitt, Kirk-Robinson, Mistry, Sanders and Wilkinson.

Councillor Darvesh in the Chair.

22. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 7th February, 2019 were submitted and signed as a correct record.

23. 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 Committee visited the site of application numbered 04748/18.

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

05230/19

05080/18

B2

04501/18

04748/18

04798/18

Councillor Gillies, in her capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 05230/19.

Councillor P. Wild, in his capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 04501/18.

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

Member of Council	Application Number	Nature of Interest
Councillor P. Wild	04501/18	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 McKeon	04748/18	He is on the Board of Directors at Bolton at Home 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
04501/18	Demolition of attached garage and erection of detached garage to rear together with single storey extensions, raising of ridge height, alterations to windows and render at Penhallow, Eagley Bank, Andrew Lane	<p>That consideration of the application be deferred for a site visit.</p> <p>Members voting for deferral of the application for a site visit:</p> <p>Councillors Abdullah, Allen, Chadwick, Cunliffe, Darvesh, Dean, Hornby, Kellett, McKeon, Morgan, Morris, Newall, Pattison, Peel, Radcliffe, Walsh and Watters.</p>
04748/18	Erection of 22 no. residential dwellings (8 no. 2 bed and 15 no. 3 bed) together with associated parking, landscaping and re-routing of the existing public right of way on land at Victory Road, Little Lever	<p>That the decision be delegated to the Director of Place for approval.</p> <p>Members voting for approval of the application:</p> <p>Councillors Abdullah, Allen,</p>

		Chadwick, Cunliffe, Darvesh, Dean, Hornby, Kellett, Morgan, Morris, Newall, Pattison, Peel, Radcliffe, Walsh, Watters and P. Wild.
04798/18	Erection of dwelling and stables with associated access and landscaping together with change of use of land to outdoor learning area at Higher Critchley Fold Barn, Longworth Road, Egerton	<p>Refused, as recommended in the report.</p> <p>Members voting for approval of the application:</p> <p>Councillors Dean, Hornby, Morgan, Newall, Radcliffe and Pattison.</p> <p>Members voting against approval of the application:</p> <p>Councillors Abdullah, Allen, Chadwick, Cunliffe, Darvesh, Kellett, Morris, Peel, Walsh, Watters and P. Wild.</p>
05063/18	Change of use of land to domestic curtilage and erection of detached single	Approved, subject to conditions, for the following

	garage to front of dwelling at 9 Juniper Close	<p>reasons:</p> <p>Members considered that the proposal would be in character with the surrounding area and comply with Core Strategy policy CG3 and RA1 and that there are no material considerations which would justify the refusal of permission.</p> <p>Members voting for approval of the application:</p> <p>Councillor Abdullah, Allen, Chadwick, Cunliffe, Darvesh, Dean, Hornby, Kellett, McKeon, Morgan, Morris, Newall, Pattison, Peel, Radcliffe, Walsh, Watters and P. Wild.</p>
05080/18	Outline application for demolition of mosque and erection of a replacement mosque, madrasah and community centre (access	That the decision be delegated to the Director of Place for approval, with

	and layout details only) at Makkah Mosque, Grecian Crescent	<p>additional conditions relating to stewards and the use of Weston Street for parking.</p> <p>Members voting for approval of the application:</p> <p>Councillors Abdullah, Allen, Chadwick, Cunliffe, Darvesh, Dean, Hornby, Kellett, McKeon, Morgan, Morris, Newall, Pattison, Peel, Radcliffe, Walsh, Watters and P. Wild.</p>
05111/18	Erection of a single storey hall of remembrance together with associated external works at New Overdale Cemetery, Heaton Cemetery, Off Overdale Drive	<p>That the decision be delegated to the Director of Place for approval.</p> <p>Members voting for approval of the application:</p> <p>Councillors Abdullah, Allen, Chadwick, Cunliffe, Darvesh, Dean, Hornby, Kellett, McKeon,</p>

		Morgan, Morris, Newall, Pattison, Peel, Radcliffe, Walsh, Watters and P. Wild.
05230/19	Change of use from dwelling house to HMO with 6 bedrooms (8 occupants) together with minor changes to elevations at 13 Plodder Lane, Farnworth	<p>Refused, for the following reasons:</p> <p>1. The proposed development represents an over development of the site which will result in harm to the living conditions of the future occupiers of the property by virtue of the limited proposed outdoor amenity space and is thus contrary to Policy CG4 of Bolton's Core Strategy and Supplementary Planning Document 'General Design Principles'.</p> <p>2. The proposed development makes insufficient provision for car parking in connection with the proposed use which is likely to result in on-street</p>

		<p>traffic and parking problems to the detriment of highway safety and is thus contrary to Policies P5 and S1.2 of Bolton's Core Strategy.</p> <p>Members voting for refusal of the application:</p> <p>Councillors Abdullah, Chadwick, Cunliffe, Darvesh, Hornby, Kellett, McKeon, Morgan, Morris, Newall, Pattison, Peel, Radcliffe, Watters and P. Wild.</p> <p>Members voting against refusal of the application:</p> <p>Councillors Allen, Dean and Walsh.</p>
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24. PLANNING APPEAL DECISIONS

The Director of Place submitted a report which informed the Committee of the outcome of various planning appeals between 30th January and 26th February, 2019.

B9

Resolved – That the report be noted.

(The meeting started at 2.00pm and finished at 4.35pm)