

PLANNING COMMITTEE

MEETING, 24th FEBRUARY, 2022

Present – Councillors Walsh (Chairman), Brady (Vice-Chairman), Allen, Ayub, Connor, Dean, Donaghy (as deputy for Councillor McKeon), Galloway (as deputy for Councillor Morgan), Hill (as deputy for Councillor Finney), McMulkin, Mistry, Peel, Radcliffe, Sanders (as deputy for Councillor T. Wilkinson), Sherrington and D. Wilkinson.

Councillor Walsh in the Chair.

Apologies for absence were submitted on behalf of Councillors Finney, McKeon, Morgan and T. Wilkinson

32. MINUTES OF PREVIOUS MEETING

The minutes of the proceedings of the meeting of the Committee held on 3rd February, 2022 were submitted and signed as a correct record.

33. PLANNING APPLICATIONS

Under the approved delegation arrangements, the Committee considered various planning applications, as set out in the report submitted by the Director of Place (Development), for permission to undertake developments, in accordance with the Town and Country Planning Act.

Councillors Bullock, Hewitt and Cox, in their capacity as Ward Councillors, attended the meeting and spoke in respect of application numbered 12218/21.

Members of the public addressed the Committee in respect of the following applications:

12218/21

12865/21

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

Application Number	Proposal and Location	Decision
12218/21	<p>Land at, and adjacent, Hulton Park, Manchester Road, Over Hulton:</p> <p>PART A: a full planning application for restoration works to Hulton Park and various existing structures and heritage assets within it, including the pleasure grounds, dovecote, walled garden and lakes; the demolition of various existing buildings and structures; the development of a golf resort, including an 18-hole championship-grade golf course, clubhouse, golf academy (comprising driving range, practice course, adventure golf course and academy</p>	<p>Refused</p> <p>1. The impact of the development and resulting congestion that would impact upon both clean air and pollution as a result of the development would be contrary to Core Strategy policies CG4.1 and CG4.2 and contrary to guidance contained within paragraphs 174 (e) and 186 of the National Planning Policy Framework.</p> <p>2. The development by reason of the operation of the golf course would give rise to the pollution of and damage to the water courses contrary to Core Strategy policies CG1.1 and CG4.2 and contrary to guidance contained within paragraphs 8 (c), 174 (e)</p>

	<p>building with sports and learning facilities, a golf shop and cafe), a hotel with adjoining spa and conference facility, and other ancillary buildings, structures and engineering and landscape works including a maintenance building, highway accesses, internal access roads, highway underpass, various bridges, boundary treatments, external lighting, parking areas and new and replacement landscaping and open space; highways infrastructure; and, where applicable, the re-routing, upgrading and extension of the public rights of way network and the creation of new public rights of way, footpaths and trails.</p> <p>PART B: an outline application for the residential development of up to 1,036 dwellings; a village centre; village hall; community allotments; primary school; short stay</p>	<p>of the National Planning Policy Framework.</p> <p>3. The development as a whole represents inappropriate development within the greenbelt, whereby the harm is not outweighed by the benefits put forward as very special circumstances contrary to Allocation Plan policies CG7AP and guidance contained within paragraphs 147 – 149 of the National Planning Policy Framework.</p> <p>A motion to refuse the application was moved and seconded.</p> <p>Members voting for refusal of the application (15):</p> <p>Councillors Ayub, Brady, Connor, Dean, Donaghy, Galloway, Hill, McMulkin, Mistry, Peel, Radcliffe, Sanders, Sherrington, Walsh and D Wilkinson</p> <p>Councillors voting against refusal of the application (1):</p> <p>Councillor Allen</p>
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	<p>holiday accommodation, comprising the conversion of home farm cottage and the construction of a mews building, cabins and lodges; and a range of other retail, leisure, recreation, community and food and drink-related uses; highways infrastructure; the regrading of land to accommodate the golf course and staging and subsequent regrading for residential development; and, where applicable, the re-routing, upgrading and extension of the public rights of way network, and the creation of new public rights of way, footpaths and trails, with all matters reserved except for (in part) access, and in respect of the short stay holiday accommodation, layout.</p>	
12865/21	<p>Variation of condition 23 (approved plans) of approval ref: 09993/20 for minor</p>	<p>Approved, subject to conditions, as recommended in the report.</p>

	material amendments including removal of projecting and recessed balconies, reduction in height and width of ginnel, relocation of plant and servicing access and other changes on land east of Central Street.	<p>A motion to approve the application was moved and seconded.</p> <p>Members voting for approval of the application (15):</p> <p>Councillors Allen, Ayub, Brady, Connor, Dean, Donaghy, Galloway, Hill, McMulkin, Mistry, Peel, Radcliffe, Sanders, Sherrington and Walsh</p>
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34. PLANNING APPEAL DECISIONS

The Director of Place (Development) submitted a report which informed the Committee of the outcome of various planning appeals between 1st January and 14th February, 2022

Resolved – That the report be noted.

(The meeting started at 2.00pm and finished at 16.45pm)