

PLANNING COMMITTEE

MEETING, 12th JANUARY, 2017

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Abdullah, Allen, Critchley, Cunliffe, Dean, Gibbon, Gillies, Haworth (as deputy for Councillor Jones), Hayes, Hornby, Iqbal (as deputy for Councillor Ayub), Mistry, Morgan, Murray (as deputy for Councillor Mrs Thomas), Newall, Peel, Sherrington, J. Walsh and Watters.

Apologies for absence were submitted on behalf of Councillors Ayub, Jones and Mrs Thomas

Councillor Darvesh in the Chair.

20. MINUTES

The minutes of the proceedings of the meetings of the Committee held on 17th November and 15th December, 2016 were submitted and signed as correct records.

21. 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:

97377/16

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

97377/16

97782/16

97700/16

97733/16

97391/16

97199/16

97925/16

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

Member of Council	Application Number	Nature of Interest
Councillor Gillies	97199/16	She has been involved in discussions on the application. She declared an interest and then addressed the Committee on the application in her capacity as a Ward Councillor. She then withdrew from the meeting during the consideration and determination of the application.
Councillor Darvesh	97790/16	He knows the applicant and he withdrew from the meeting
Councillor Kellett	97733/16	She knows the applicant and she withdrew from the meeting
Councillor Watters	97377/16	She has previously attended meetings which related to the application but had taken no part in them.

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

Application Number	Proposal and Location	Decision
97199/16	Erection of 77 dwellings (19 x 2 bed, 50 x 3 bed, 8 x 4 bed) with associated roads and sewers on land at Blindsill Road, Farnworth	That the decision be delegated to the Director of Place for approval
97377/16	Erection of 129 no. residential dwellings, laying out of roads and footways, hard and soft landscaping, walls, fences and drainage together with the laying out of public open space including ecological mitigation and other associated works on land at Bowlands Hey, off Collingwood Way and Old Lane, Westhoughton	<p>Refused.</p> <p>1. The proposed residential development of the site would represent inappropriate development of 'Other Protected Open Land' in that it would not fall within any of the categories listed within Bolton's Allocations Plan Policy CG6AP. The benefits associated with developing the site for housing would not outweigh the harm that would be caused to the Council's strategic objective of focusing new housing in the existing urban area, contrary to Strategic</p>

		<p>Objective 15 and Policy OA3.6 of Bolton's Core Strategy and Bolton's Allocations Plan Policy CG6AP.</p> <p>2. The proposed vehicular access to the site from Collingwood Way, Peel Street, Bligh Road and Grundy Street, as a result of on street parking constraining the highway width, is inadequate to provide safe vehicular access to / from the proposed development site to the detriment of highway safety. In addition, the existing local highway network is currently congested at peak times and with the additional volume of traffic coming from the proposed development is likely to result in further congestion to the detriment of the free flow of</p>
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		traffic along the local highway network contrary to Core Strategy policy P5 and S1.2 and guidance contained within the National Planning Policy Framework.
97391/16	Erection of two storey extension to front at 6 Garfield Grove	<p>Approved, subject to conditions.</p> <p>Members did not consider that the proposed extension would be detrimental to the character and appearance of the host dwelling and the wider area nor would it lead to an unacceptable increase in demand for on-street parking to the detriment of highway safety and therefore resolved to approve the application.</p>
97700/16	Change of use from residential (Class C3) to retails pharmacy (Class A1) together with single storey extension at rear and	Approved, subject to conditions, as recommended in the report

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	alterations to front elevation (including roller shutters) at 14 Swan Lane	
97733/16	Change of use of land to provide 60 no. permanent car spaces, disabled parking bays with accessible footpaths and temporary car parking to be used during occasional seasonal events. Facilities to also include location for a mobile pop-up visitor centre, secure gating, benches and electrical hook up points (for Woodland Trust use) on land at Walker Fold Road	Approved, subject to conditions, as recommended in the report
97782/16	Variation of condition 2 on planning approval 86368/11 (to extend deadline for commencement of restoration to allow the remaining permitted reserves within Montcliffe Quarry to be fully worked and the site progressively restored) mineral extraction shall cease in 2033 as opposed to 2012(at Montcliffe Quarry, Georges Lane, Horwich	Approved, subject to conditions, as recommended in the report
97790/16	Change of use of land to domestic use and retention of boundary fence on the side of the house (at point Y) removal of the rest of the fencing and proposed single gate in the far corner of garden at 14 Kilmaine Drive	Approved, subject to conditions, as recommended in the report

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97925/16	Change of use from vacant car sales site/showroom to place of worship and community centre, erection of single storey extensions at front side and rear together with new access points and entrance gates at 270 Bridgeman Street	Approved, subject to conditions, as recommended in the report
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(The meeting started at 2.00pm and finished at 4.40pm)