PLANNING COMMITTEE

MEETING, 24th SEPTEMBER, 2015

Present – Councillors Kellett (Vice-Chairman), C. Burrows, Critchley, Cunliffe, Gillies, Graham, Harkin (as deputy for Councillor L. Byrne), Hall (as deputy for Councillor Allen), Hornby, Hayes, Jones, Kay, Kirk-Robinson (as deputy for Councillor Dean), Mistry, Morris (as deputy for Councillor Mrs Thomas), Murray (as deputy for Councillor Darvesh), Peel, Sherrington, A. S. Walsh and J. Walsh.

Apologies for absence were submitted on behalf of Councillors Allen, Ayub, L. Byrne, Darvesh, Dean and Mrs Thomas.

Councillor Kellett in the Chair.

9. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 27th August, 2015 were submitted and signed as a correct record.

10. 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 sites of applications numbered:

94622/15	94488/15	93929/15
94595/15	94416/15	94617/15

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

94148/15	94404/15	94416/15
94440/15	94488/15	94582/15

94595/15 94617/15 94622/15

Councillor Gillies in her capacity as a Ward Councillor, addressed the Committee in respect of application numbered 94617/15.

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

Member of Council	**Application Number**	**Nature of Interest**
Councillor Gillies	94617/15	Involved in the consultation and withdrew from the meeting after addressing Committee.
Councillor Cunliffe	94472/15 and 94656/15	She is a member of Blackrod Town Council.
Councillor J. Walsh	94404/15	He knows the landlord and the premises and withdrew from the meeting.
Councillor Kellett	94622/15	She knows the applicant.
Councillor Harkin	94404/15	He knows the landlord.

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

Application Number	**Proposal and Location**	**Decision**
93929/15	Erection of a detached dwelling on land adjacent, The Rowans, Bolton.	Approved, subject to the conditions, as recommended in the report.
94148/15	Erection of 294 No. Apartments, comprising 150 No. 2 bed 3 person apartments, 102 No.1 bed 2 person apartments, 42 No.1 bed 2 person studios and the re-design of part implemented planning approval 74966/06 at land at Moor Lane / Hanover Street / Garside Street, Bolton.	That a decision be deferred pending further discussions regarding the parking arrangements and the walk way detail.
94159/15	Change of use from shop premises (Class A1) to public house (Class A4) at ground floor and restaurant (Class A3) at first floor at 65-67 Market Street, Farnworth, Bolton.	Approved, subject to the conditions, as recommended in the report.
94169/15	Conversion of house into three bedroom house and one two bedroom house including erection of single storey extension at rear	Approved, subject to the conditions, as recommended in the report, with additional conditions relating to

	and detached garage at 51 Higher Shady Lane, Bromley Cross, Bolton.	bin storage and that the front garden be made available for car parking.
94404/15	Listed building consent for the removal of internal wall, creation of new opening, opening up of two fire places, replacing fixed seating, re-siting of bar servery and general internal alterations at the Finishers Arms, 487 Church Road, Bolton.	Approved, subject to the conditions, as recommended in the report.
94416/15	Erection of two storey extension at side and single storey extension at rear at 1510 Junction Road West, Lostock, Bolton.	Approved, subject to the conditions, as recommended in the report.
94440/15	Erection of part single, part two storey extension and detached garage at rear at 32 New Hall Lane, Bolton.	That a decision be deferred pending a site visit.
94454/15	Outline application for the erection of one dwelling (access and layout details only) at land adjacent 12, Woodside Place, Bolton.	That a decision be deferred pending a site visit.
94472/15	Erection of one detached dwelling at land adjacent 104 Greenbarn Way, Blackrod and rear garden at 340 Manchester Road, Blackrod, Bolton.	Approved, subject to the conditions, as recommended in the report.

94488/15	Outline application for the erection of a detached dwelling(all matters reserved) at Corralynn, Chorley Old Road, Horwich, Bolton.	Approved, subject to the conditions, as recommended in the report.
94496/15	Reserved matters – appearance, scale and layout including minor repositioning of dwelling due to tree roots at 63 Chapel -town Road, Bromley Cross, Bolton.	That a decision be deferred pending a site visit.
94528/15	Erection of house and detached garage following demolition of existing house at 126, Newbrook Road, Bolton.	That a decision be deferred pending a site visit and appraisal.
94564/15	Erection of first floor extension at rear of 107, Beaconsfield Street, Bolton.	Approved, subject to the conditions, as recommended in the report.
94582/15	Demolition of existing structures and erection of a foodstore (Class 1) and five flexible use retail units (Classes A1, A2, A3 and A5) along with associated vehicular access, car parking, servicing areas and hard and soft landscaping at Mecca Bingo Club Limited, 60 Breightmet Fold, Bolton.	Approved, subject to the conditions, as recommended in the report.

94595/15	Formation at rear of raised patio area with steps at 7, Dalegarth Avenue, Bolton	Approved, subject to the conditions, as recommended in the report and that the issue of landscaping at the site be delegated to the Director of Development and Regeneration in consultation with ward councillors.
94609/15	Demolition of existing employment and construction waste transfer premises and erection of 9 No. new employment units (B1C / B2 / B8) and new construction waste transfer unit (sui generis) along with associated parking and landscaping at Edge Fold Industrial Estate, Plodder Lane, Bolton.	Consideration of the application is deferred for further information.
94617/15	Change of use and conversion of warehouse to two four bedroom flats and one three bedroom flat at 2, Park Street, Farnworth, Bolton.	Refused. The Committee considered that the proposal provides insufficient external amenity space for potential future occupiers, inadequate / insufficient refuse bin provision and would increase the demand for the limited on-street

		parking to the detriment of the character and appearance of the area, the living conditions of existing and future residents and highway safety, contrary to policies CG3, CG4, RA2, P5 and S1 of the Bolton's Core Strategy.
94622/15	Erection of four bedroom house for agricultural worker at Horwich Moor Farm, Matchmoor, Horwich, Bolton.	Approved, subject to the conditions, as recommended in the report but amended by Committee to delete the last sentence of condition five and by amending condition four to ensure that the temporary dwelling be removed from site within two years from today.
94656/15	Outline application for erection of 110 dwellings (access details only) at Hill Lane, Blackrod, Bolton.	Refused, for the reasons set out in the report.

(ii) That the Tree Preservation Order (26 Lostock Junction Lane, No 2, Lostock, Bolton) be confirmed, as set out in the report, now submitted.

(The meeting started at 2.00pm and finished at 4.14pm)