

## **PLANNING COMMITTEE**

MEETING, 10<sup>th</sup> JANUARY, 2019

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

Apologies for absence were submitted on behalf of Councillors Hewitt, Morgan and Wilkinson.

Councillor Darvesh in the Chair.

### **17. MINUTES**

The minutes of the proceedings of the meeting of the Committee held on 13<sup>th</sup> December, 2018 were submitted and signed as a correct record.

### **18. 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 public addressed the Committee in relation to the following applications:

04527/18  
04290/18  
04322/18

Councillors Hewitt, Parkinson and Shaik, in their capacity as Ward Councillors, attended the meeting and spoke in respect of application numbered 04527/18.

## B2

Councillor Galloway, in her capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 04290/18.

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

<b>Member of Council</b>	<b>Application Number</b>	<b>Nature of Interest</b>
Councillor Sanders	04322/18	His partner is employed by the applicant. He withdrew from the meeting during the consideration and determination of the application.
Councillor Cunliffe	04931/18 and 04932/18	She is the Executive Cabinet Member for Children and Schools. She withdrew from the meeting during the consideration and determination of the applications.

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

<b>Application Number</b>	<b>Proposal and Location</b>	<b>Decision</b>
04322/18	Erection of restaurant including drive-through facility together with car parking and new access on land at junction of King Street and Albert Road, Farnworth	Approved, subject to conditions, as recommended in the report.  <b>Members voting for approval of the application:</b>

		<b>Councillors Allen, Ayub, Chadwick, Critchley, Cunliffe, Darvesh, Dean, Hornby, Kellett, Kirk-Robinson, Mistry, Morris, Newall, Peel, Radcliffe and Walsh.</b>
04931/18	Change of use to music and performance education centre together with external alterations at Mere Hall, Merehall Street	<p>Approved, subject to conditions, as recommended in the report, and additional condition regarding the extension of opening time up to 10.00pm.</p> <p><b>Members voting for approval of the application:</b></p> <p><b>Councillors Allen, Ayub, Chadwick, Darvesh, Dean, Hornby, Kellett, Kirk-Robinson, Mistry, Morris, Newall, Peel, Radcliffe, Sanders and Walsh.</b></p>

04932/18	Listed Building Consent for internal refurbishment works to include removal of non-original modern partition walls, erection of stud partition internal walls, renewal of non-original defective finishes, provision of accessible WC to ground floor, strip out of kitchen to first floor and refurbishment into staff room and removal of bar area to first floor main room together with external refurbishment works to include renewal of 2 no. defective flat roof coverings to porches, renewal of defective non-original modern windows with new timber double glazed units to match existing patch renewal of defective external pointing to brickwork, re-decoration and roof repairs in materials to match original at Mere Hall, Merehall Street.	<p>Approved, subject to conditions, as recommended in the report.</p> <p><b>Members voting for approval of the application:</b></p> <p><b>Councillors Allen, Ayub, Chadwick, Darvesh, Dean, Hornby, Kellett, Kirk-Robinson, Mistry, Morris, Newall, Peel, Radcliffe, Sanders and Walsh.</b></p>
04290/18	Demolition of garage and conversion and extension of dwelling to form 9 no. apartments together with associated parking and landscaping at Thorn Lea, 364 Chorley New Road	<p>Approved, subject to conditions, as recommended in the report.</p> <p><b>Members voting for approval of the application:</b></p> <p><b>Councillors Abdullah, Ayub, Cunliffe, Hornby, Kellett, Mistry, Morris, Newall,</b></p>

		<p><b>Peel and Sanders.</b></p> <p><b>Members voting against approval of the application:</b></p> <p><b>Councillors Allen, Chadwick, Critchley, Darvesh, Dean, Kirk-Robinson, Radcliffe and Walsh.</b></p>
04855/18	Change of use of land at the rear to create enlarged garden area together with erection of fencing to connect to existing garden at 142 Greenbarn Way, Blackrod	<p>Approved, subject to conditions, as recommended in the report.</p> <p><b>Members voting for approval of the application:</b></p> <p><b>Councillors Allen, Ayub, Chadwick, Critchley, Cunliffe, Darvesh, Dean, Hornby, Kellett, Kirk-Robinson, Mistry, Morris, Newall, Peel Radcliffe Sanders and Walsh.</b></p>
04527/18	Erection of 234 dwellings, relocation of rounders pitch	Refused, for the following reasons:

	<p>together with new vehicular and pedestrian access from Eldercot Road and associated works on land at Eldercot Road.</p>	<p><b><u>RfR1</u></b></p> <p>The traffic generation associated with the proposed development will result in a severe residual cumulative impact on the operational capacity of the surrounding highway including the signal-controlled junctions at Wigan Road/Hulton Lane and St Helens Road/Hulton Lane. No viable mitigation measures are available which would offset the severe residual cumulative impact on the highway network. In addition, the proposed mitigation measures at the junction of Eldercot Road/Hulton Lane to secure accessibility and visibility requirements would reduce the</p>
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		<p>level of available car parking for the residents/users of Hemsby Close, Hulton Close, Hulton Lane and Eldercot Road resulting in a concentration of on street car parking on the surrounding (unrestricted roads) to the detriment of highway safety. The proposal would result in a residual cumulative impact on the road network which is severe and also have an unacceptable impact on highway safety contrary to Core Strategy policies P5 and S1 and policies contained within paragraphs 108 and 109 of the National Planning Policy Framework.</p> <p><b><u>RfR2</u></b></p> <p>The proposal would be contrary to Core Strategy</p>
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		<p>policy CG1.4 and contrary to policies contained within paragraphs 91, 92 and 97 of the National Planning Policy Framework as it would result in the loss of a large area of informal open space in a densely populated and deprived area of the Borough. The loss of this informal open space area which is highly valued by the local community would not be offset by the provision of an off-site contribution to enhance other areas of informal open space in the Hulton ward. The loss of informal open space would be detrimental to the health and well-being of local residents. It is considered that the harm caused by the proposed development (including the harm identified</p>
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		<p>within RfR1) would significantly and demonstrably outweigh the benefits of the proposed development.</p> <p><b>Members voting for refusal of the application:</b></p> <p><b>Councillors Abdullah, Allen, Ayub, Chadwick, Critchley, Cunliffe, Darvesh, Dean, Hornby, Kellett, Kirk-Robinson, Mistry, Morris, Newall, Peel, Radcliffe, Sanders and Walsh.</b></p>
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## 19. PLANNING APPEAL DECISIONS

The Director of Place submitted a report which informed the Committee of the outcome of various planning appeals between 1<sup>st</sup> and 31<sup>st</sup> December, 2018.

Resolved – That the report be noted.

(The meeting started at 2.00pm and finished at 4.30pm)