

PLANNING COMMITTEE

MEETING, 6th MARCH, 2014

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Allen, C. Burrows, L. Byrne, A. Connell, Critchley, Cunliffe, Dean, Harkin (as deputy for Councillor Watters), Iqbal (as deputy for Councillor Ayub), Kay, Mistry, Peel, Mrs Thomas, Radlett, Sherrington, A. Walsh, J. Walsh and Wild (as deputy for Councillor Morgan)

Apologies for absence were submitted on behalf of Councillors Ayub, A. Ibrahim, Morgan and Watters

Councillor Darvesh in the Chair.

34. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 6th February, 2014 were submitted and signed as a correct record.

35. 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:

91312/13

91116/13

91235/13

91184/13

91258/13

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

B2

90991/13
91116/13
91170/13
91184/13
90227/13
91245/13
91074/13
89226/12
91244/13
91323/14
91326/14
91327/14
91365/14
88421/12
91258/13
91321/14
74201/06

Councillor Greenhalgh, in his capacity as Ward Councillor, addressed the Committee in relation to application numbered 90991/13.

Councillors Hall and Haslam, in their capacity as Ward Councillors, addressed the Committee in relation to application numbered 91170/13.

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

Member	Application Number	Nature of Interest
Councillor Darvesh	91245/13	He had been involved in pre application discussions with the applicant and the Planning Officer
Councillor Darvesh	91312/14	The applicant had approached him for advice and he had referred them to the Planning Department

B3

Councillor J. Walsh	89226/12	He is a Shareholder at Bolton Wanderers Football Club
Councillor Mrs Thomas	91074/13	She is a member on the PSP Bolton LLP
Councillor L. Byrne	91365/14	She has previously expressed a view on the application

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

Application Number	Proposal and Location	Decision
74201/06	Details of siting, design, external appearance, means of access and landscaping for the erection of a part seven storey, part ten storey building comprising basement servicing and staff parking (38 spaces), ground floor Class A1 retail (department or food) store with ancillary warehouse (part basement), offices and café (total 4,390 square metres), together with five upper floors comprising 490 parking spaces and eight upper floors comprising 16 three bedroomed apartments, with associated landscaping, riverside footpath, cycle parking, vehicular access from St Helena Road via circular access ramp and pedestrian access from Bark	Approved, subject to conditions, as recommended in the report and additional condition regarding protection of heritage aspects

B4

	Street on land at Bark Street/St Helena Road.	
88421/12	Application to extend the time limit for implementation of 78757/07 (erection of 30 dwellings) at St Andrew's RC Primary School, Withins Drive	Deferred for further information
89226/12	Erection of single storey pavilion building together with associated works including floodlighting, landscaping and car parking and the removal of temporary buildings at Bolton Wanderers Academy land, Ox Hey Lane, Lostock	Approved, subject to conditions, as recommended in the report
90227/13	Change of use from open space and highway to residential garden including the erection of fences, gates and railings at 433 Bolton Road, Kearsley	Approved, subject to conditions, as recommended in the report and TPOs being placed on three lime trees
90991/13	Demolition of existing building followed by erection of single storey retail unit (Class A1) and a single storey building comprising two commercial units (Class A1, A2 and A3) together with formation of car park, new access landscaping and associated works at Green Bengal, 158 Darwen Road, Bromley Cross	Refused. 1. The proposed development represents an over development of the site which will result in insufficient car parking provision within the site, contrary to Policies P5 and S1.2 of Bolton's Core Strategy

		<p>and Supplementary Planning Document Accessibility, Transport and Road Safety.</p> <p>2. The proposed development would, by virtue of its design, height and siting, impact detrimentally on the outlook and living conditions of neighbouring residents, in particular those at 9 Lords Stile Lane, and is contrary to Policy CG4 of Bolton's Core Strategy.</p>
91041/13	Variation of condition 2 on permission 85434/10 (to allow 24 hour use) at 578 St Helen's Road	Approved, subject to conditions, as recommended in the report
91074/13	Outline application for the erection of up to 65 dwellings (all matters reserved) at Minerva House, Chorley Street	Approved, subject to conditions, as recommended in the report
91099/13	Erection of agricultural buildings including two dairy	Approved, subject to

B6

	buildings, storage building, silage clamps, manure store and slurry store with reception pit. Works also including yard areas adjacent to the buildings, improvements to the farm access and an attenuation ditch with landscaping at Whitegate Farm, St Helen's Road	conditions, as recommended in the report
91116/13	Erection of portal-framed building for housing livestock, storage of feed and agricultural equipment and stabling of horses; construction of 20mx20m manege; removal of existing timber buildings on land at Cotswold Drive, Horwich	Approved, subject to conditions, as recommended in the report
91123/13	Erection of ground floor extension and dormer at rear at 452 Bridgeman Street	Refused, as recommended in the report
91170/13	Removal of two existing wind turbines and erection of one triple blade wind turbine with a hub height of 45 metres and a total height of 67 metres on land at Birches Farm, Birches Road, Turton	Refused, as recommended in the report
91184/13	Outline application for the erection of one detached house (all matters reserved) at 787 Belmont Road	Refused, as recommended in the report
91227/13	Erection of two buildings containing a total of 42 apartments together with car parking, landscaping and	Deferred for further information

	associated works (amendments to floor plans and elevations previously approved under application 73431/06) at former Swallowfield Hotel, Chorley New Road	
91235/13	Erection of part two storey/part single storey extension to side and rear at 759 Belmont Road	Approved, subject to conditions, as recommended in the report
91244/13	Erection of 15m high telecommunications column with associated equipment cabinets (following removal of existing 13.8m high column) on land at Plodder Lane, Farnworth	Approved, subject to conditions, as recommended in the report
91245/13	Continued siting of hot food take away cabin (Class A5) on a permanent basis on land adjacent 107 Halliwell Road	Refused, as recommended in the report
91253/13	Variation of condition 03 on application 89211/12 for the permanent use of the room within the premises as a prayer hall, which shall only be open from the time of first daylight until one hour after dusk all year round at Great Lever Education and Welfare Trust, Holmeswood Road	Approved, subject to conditions, as recommended in the report
91258/13	Erection of first floor extension at rear at 126 Ashworth Lane	Approved, subject to conditions, as recommended in the report

B8

91312/14	Erection of 2 ½ storey detached dwelling on land adjacent 2 Thorn Lea Close	Refused, as recommended in the report
91323/14	Prior notification for the removal of existing 15m streetworks column and the erection of a replacement 17.5m streetworks column telecommunications radio base station installation and 2 no. ancillary cabinets on pavement, Newbrook Road	Prior approval granted with conditions
91326/14	Prior notification for the replacement of an existing 15m high telecommunications mast with a 17.5m high telecommunications mast supporting 6 no. antennae and 2 no. equipment cabinets together with ancillary development on footpath adjacent 221 St George's Road	Prior approval granted with conditions
91327/14	Removal of existing phosco column root and installation of a replacement 15m streetworks telecommunications column together with the addition of 1 no. equipment cabinet on pavement, Bishops Road	Approved, subject to conditions, as recommended in the report
91365/14	Removal of existing 12.8m column supporting 3 no. antennas. Installation of a replacement 15m column supporting 6 no. antennas, 2 no. equipment cabinets, a meter pillar and ancillary	Approved, subject to conditions, as recommended in the report

	development on land at Deepdale Road	
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36. PLANNING APPEAL DECISIONS

Resolved – That the report of the Deputy Chief Executive informing the Committee of decisions taken by, or on behalf of, the Secretary of State in respect of appeals against the planning decisions of this Authority, be noted.

(The meeting started at 2.00pm and finished at 5.55pm)