

PLANNING COMMITTEE

MEETING, 5th JANUARY, 2023

Present – Councillors Walsh (Chairman), Ayub (Vice-Chairman), Abdullah (as deputy for Councillor Radcliffe), Brady, Connor, Finney, Grant, Mistry, Morgan, Mort, Newall, S. Patel, Peel, 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 Radcliffe and T. Wilkinson

19. HONORARY ALDERMAN ERIC JOHNSON

The Chairman referred to the recent death of Honorary Alderman Eric Johnson.

The Committee observed a minute silence in his memory.

20. MINUTES OF PREVIOUS MEETING

The minutes of the proceedings of the meeting of the Committee held on 8th December, 2022 were submitted and signed as a correct record.

21 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 for permission to undertake developments, in accordance with the Town and Country Planning Act.

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

Member of Council	Application Number	Nature of Interest
Councillor Sanders	13772/22	His parents live near to the application site. He withdrew from the meeting during consideration and determination of the application and took no part in the proceedings thereon.
Councillor Sanders	13911/22	Close friends are direct neighbours to the application site. He withdrew from the meeting during consideration and determination of the application and took no part in the proceedings thereon.

Councillor Baines, in her capacity as Ward Councillor, attended the Committee and spoke in respect of application numbered 14098/22.

Councillor N. Ayub, in his capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 13911/22

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

13911/22
13772/22
14965/22

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

Application Number	Proposal and Location	Decision
13683/22	Siting of a modular building at Blackrod Primary School, Manchester Road, Blackrod	<p>Approved, subject to conditions, as recommended in the report.</p> <p>A motion to approve the application was moved and seconded;</p> <p>Members voting for approval of the application (15):</p> <p>Councillors M. Ayub, Brady, Connor, Finney, Grant, Mistry, Morgan, Mort, Newall, S. Patel, Peel, Sanders, Sherrington, Walsh and D. Wilkinson</p>
13772/22	Erection of a 2/3 storey building comprising 8 x 1-bedroom self-contained assisted living apartments together with associated works to include external amenity space, landscaping, bin storage and car and cycle parking on land	<p>Approved, subject to conditions, as recommended in the report.</p> <p>A motion to approve the application was moved and seconded.</p> <p>Members voting for approval of the application (14):</p>

	on east side of Dorset Close, Farnworth	<p>Councillors Abdullah, M. Ayub, Brady, Connor, Finney, Grant, Mistry, Morgan, Mort, Newall, S. Patel, Peel, Walsh and D. Wilkinson.</p> <p>Members voting against approval of the application (1):</p> <p>Councillor Sherrington</p>
13911/22	Conversion of existing dwellinghouse into a 7 bedroomed house of multiple occupancy (HMO) together with the erection of a single storey extension to rear at 140 Lower Rawson Street, Farnworth	<p>Refused, for the following reasons:</p> <p>1. Inadequate and inappropriately located provision is proposed for the storage of domestic waste for the number of occupants, leading to either harm to the character and appearance of the application site and the area or a reduction in the already limited external amenity space proposed, contrary to Policies RA2, CG3 and CG4 of Bolton's Core Strategy.</p> <p>2. Inadequate off-road parking provision is proposed for the development which would lead to on-road parking within the immediate vicinity of the site in an area that is already subject to high demand for such</p>

		<p>provision, to the detriment of the nearby road network, contrary to Policies S1 and P5 and the parking standards appendix of Bolton Core Strategy and the Accessibility, Transport and Road Safety SPD.</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 Abdullah, M. Ayub, Brady, Connor, Finney, Grant, Mistry, Morgan, Mort, Newall, S. Patel, Peel, Sherrington Walsh and D. Wilkinson</p>
14098/22	<p>Reserved matters application pursuant to approval 07046/19 for the erection of 1 residential detached dwelling (access, appearance, landscaping, layout and scale details) on land north of 13 Boardman Street, Blackrod</p>	<p>Deferred for further consideration.</p> <p>A motion to defer the application was moved and seconded.</p> <p>Members voting for deferral of the application (16):</p> <p>Councillors Abdullah, M. Ayub, Brady, Connor, Finney, Grant, Mistry, Morgan, Mort, Newall, S. Patel, Peel, Sanders, Sherrington, Walsh and D.</p>

		Wilkinson
14965/22	Erection of a new household and business storage facility (use class B8) and associated access, parking, and landscaping on land at Lower Bridgeman Street	<p>Approved, subject to conditions, as recommended in the report.</p> <p>A motion to approve the application was moved and seconded;</p> <p>Members voting for approval of the application (15):</p> <p>Councillors Abdullah, M. Ayub, Brady, Connor, Finney, Mistry, Morgan, Mort, Newall, S. Patel, Peel, Sanders, Sherrington, Walsh and D. Wilkinson</p> <p>Members voting against approval of the application (1):</p> <p>Councillor Grant</p>

22. PLANNING APPEAL DECISIONS

The Director of Place (Development) submitted a report which informed the Committee of the outcome of various planning appeals between 8th November and 20th December, 2022

Resolved – That the report be noted.

(The meeting started at 2.00pm and finished at 3.50pm)