

PLANNING COMMITTEE

MEETING, 18th FEBRUARY, 2016

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Allen, Ayub, L. Byrne, Critchley, Dean, Donaghy (as deputy for Councillor Kay), Gillies, Harkin (as deputy for Councillor C. Burrows), Hayes, Hornby, Mistry, Morgan, Morris (as deputy for Councillor Jones), Peel, Sherrington, Mrs. Thomas, J. Walsh and Watters (as deputy for Councillor Cunliffe)

Apologies for absence were submitted on behalf of Councillors C. Burrows, Cunliffe, Kay and Jones.

Councillor Darvesh in the Chair.

20. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 14th January, 2016 were submitted and signed as a correct record.

21. 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.

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

94753/15	95045/15	95279/15
95392/15	95416/15	95486/15

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

B2

Member of Council	Application Number	Nature of Interest
Councillor Allen	95392/15 and 95486/15	He is a member of Horwich Town Council
Councillor Kellett	95392/15 and 95486/15	She is a member of Horwich Town Council
Councillor J. Walsh	94753/15	He knows the applicant and left the meeting taking no part in the discussions and vote thereon.

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
94453/15	Demolition of garages and erection of 7 apartments, together with associated parking and landscaping at Garage Colony, Dorset Close, Farnworth, Bolton.	Application deferred to a later date.
94727/15	Part demolition of existing garage, together with extension to form three bedroomed detached dwelling at 14 Firwood Fold, Bolton, BL2 3AG	Application was withdrawn prior to a decision being made.

B3

94753/15	Erection of 4 dwellings, together with new access road and 7 parking spaces for use by residents of Dobb Brow Road at Hillcrest, Dobb Brow Road, Westhoughton, Bolton, BL5 2BB.	Approved, subject to the conditions as recommended in the report.
95030/15	Change of use from public house to a function and conference facility on ground floor and offices on first floor together with dormer at rear, single storey rear extension and car parking to land at rear including erection of lighting at 200 St Helens Road, Bolton, BL3 4EB.	Application deferred to a later date.
95045/15	Erection of a five-bed detached dwelling at land opposite Wingates Motors, Wingates Lane, Westhoughton, Bolton.	Approved, subject to the conditions as recommended in the report.
95062/15	Outline application for residential development (up to 185 dwellings) with associated infrastructure following demolition of existing halls of residence (access details only) at Hollins Hall Of Residence, Radcliffe Road, Bolton, BL2 1NW.	Application deferred to a later date.
95194/15	Erection of 41 dwellings with associated access and landscaping at Site of SS Osmund and Andrew RC Primary School, Withins Drive, Bolton, BL2 5LF.	Decision delegated to the Director, as recommended in the report.

B4

95233/15	Change of use of land at rear from open land to domestic use at Land to the rear of 15 The Coppice, Bolton, BL2 3EP.	Approved, subject to the conditions as recommended in the report.
95279/15	Erection of part single storey part two storey extension to side, rear and front at 1 Prestwood Road, Farnworth, Bolton, BL4 0HP.	Approved, subject to the conditions as recommended in the report.
95381/15	Erection of first floor extension and dormer at rear at 41 Nebo Street, Bolton, BL3 6LQ.	Approved, subject to the conditions as recommended in the report.
95392/15	Change of use from shop (A1) to café (A3) at 46 Lee Lane, Horwich, Bolton, BL6 7AE.	Approved, subject to the conditions as recommended in the report with additional conditions regarding A3 cafe usage and requiring a new roller shutter.
95400/15	Change of use from vacant general/light industrial (Class B1 and B2) to a doggy day care facility (Sui Generis) at Units 10/11, Halliwell Industrial Estate, Rossini Street, Bolton, BL1 8DL.	Approved, subject to the conditions as recommended in the report with an additional condition that no dogs are kept overnight. Also that approval is given, prior to opening, by an appropriate animal care organisation.

B5

95410/15	Erection of a two storey dwelling with dormers providing accommodation at second floor with integral garage at Land off Forester Hill Avenue, Bolton.	Approved, subject to the conditions as recommended in the report.
95416/15	Substitution of House type (Application 90425/13) at Rear of 219 Chorley Road, Blackrod, Bolton, BL6 5LJ.	Approved, subject to the conditions as recommended in the report.
95423/15	Retention of single storey extension at rear at 282 Rishton Lane, Bolton, BL3 2EN.	Approved without condition.
95486/15	Erection of 22 residential dwellings including landscaping and details of improved access off Leicester Avenue at Land at Rear Leicester Avenue & Berne Avenue, Horwich, Bolton, BL6 7QZ.	Decision delegated to the director.
95489/15	Outline application for erection of 1 detached dwelling at Former Playground, Weavers Green, Farnworth, Bolton.	Approved, subject to the conditions as recommended in the report.

(The meeting started at 2.00pm and finished at 3.46pm)