PLANNING COMMITTEE

MEETING, 26th JULY, 2018

Present – Councillors Darvesh (Chairman), Kellett (Vice-Chairman), Abdullah, Allen (as deputy for Councillor Critchley), Ayub, Cunliffe, Haworth (as deputy for Councillor Chadwick), Hewitt, Hornby, Kirk-Robinson, Mistry, Murray (as deputy for Councillor Morris), Newall, Pattison (as deputy for Councillor Sanders), Peel, J. Walsh, P. Wild (as deputy for Councillor Dean) and Wilkinson.

Apologies for absence were submitted on behalf of Councillors Chadwick, Critchley, Dean, Morgan, Morris and Sanders.

Councillor Darvesh in the Chair.

5. MINUTES

The minutes of the proceedings of the meeting of the Committee held on 28th June, 2018 were submitted and signed as a correct record.

6. 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.

The Committee visited the sites of the undermentioned application:

03334/18

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

03334/18
02910/18
03148/18

Councillors Flitcroft and Gillies, in their capacity as Ward Councillors, attended the meeting and spoke in respect of application numbered 03334/18

Councillor Gillies, in her capacity as Ward Councillor, attended the meeting and spoke in respect of application numbered 03148/18

The undermentioned Councillor declared an interest in the following item of business:-

Member of Council	**Application Number**	**Nature of Interest**
Councillor Mistry	03383/18	He declared an interest and he withdrew from the meeting during the consideration and determination of the application.

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

Application Number	**Proposal and Location**	**Decision**
02910/18	Change of use from industrial unit (Class B2) to community hub (Class D2) at RTB House, Summerfield Road	Approved, subject to conditions, as recommended in the report and strengthening

		condition regarding community usage. **Members voting for approval of the application:** **Councillors Abdullah, Allen, Ayub, Darvesh, Haworth, Hewitt, Hornby, Kellett, Kirk-Robinson, Mistry, Pattison, Peel, J. Walsh, P. Wild and Wilkinson.** **Members voting against approval of the application:** **Councillors Cunliffe, Murray and Newall**
03148/18	Change of use from retail (Class A1) to gymnasium (Class D2) at stores 1 and 2, Farnworth Indoor Market, King Street, Farnworth	That the decision be delegated to the Director of Place for approval **Members voting for approval of the application:** **Councillors Abdullah, Allen, Ayub, Cunliffe, Darvesh,**

		Haworth, Hewitt, Hornby, Kellett, Kirk-Robinson, Mistry, Murray, Newall, Pattison, Peel, J. Walsh, P. Wild and Wilkinson
03334/18	Change of use from residential dwelling (Class C3) to 8 no. bedrooms, 12 person house of multiple occupancy (sui generis) together with the insertion of three roof lights and the demolition of a lean-to extension at the side of the property at 37 Park Street, Farnworth	Refused for the following reasons:: 1. The proposed development represents the introduction of an intensive residential use in the form of an 8 bedroom, 10/12 person House in Multiple Occupation which is likely to result in harm to the living conditions of the existing adjoining neighbours and also harm to the living conditions of the future occupiers of the property by way of the following: • limited communal living accommodation within the proposed HMO and external

		amenity space; • intensive use of the rear and side garden resulting in unacceptable noise and disturbance to neighbouring owner/occupiers at No's 35 and 39 Park Street; and • increased activity in and around the property. The proposed change of use would therefore not comply with Core Strategy CG4 and the harm caused would outweigh the limited benefit of bringing one dwelling house back into use. 2. The proposed change of use would result in an over proliferation of a smaller unit type residential accommodation within the local area/Park Street area to the detriment of the character and appearance of the

		area. The proposal would not comply with Core Strategy policy CG3 and RA2. **Members voting for refusal of the application:** **Councillors Abdullah, Allen, Ayub, Cunliffe, Darvesh, Haworth, Hewitt, Hornby, Kellett, Kirk-Robinson, Mistry, Murray, Newall, Pattison, Peel, J Walsh, P. Wild and Wilkinson**
03383/18	Change of use from residential dwelling (C3 use) to nursing and retirement home (C2 use) at 41 Portugal Street	Approved, subject to conditions, as recommended in the report. **Members voting for approval of the application:** **Councillors Abdullah, Allen, Ayub, Cunliffe, Darvesh, Haworth, Hewitt, Hornby, Kellett, Kirk-Robinson, Murray, Newall,**

		Pattison, Peel, J. Walsh, P.Wild and Wilkinson
03687/18	Erection of a timber framed building for educational use at Clarendon Primary School, Recreation Street	Approved, subject to conditions, as recommended in the report. **Members voting for approval of the application:** **Councillors Abdullah, Allen, Ayub, Cunliffe, Darvesh, Haworth, Hewitt, Hornby, Kellett, Kirk-Robinson, Mistry, Murray, Newall, Pattison, Peel, J. Walsh, P. Wild and Wilkinson**

(The meeting started at 2.00pm and finished at 4.10pm)