

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in St John's Church Hall, St John's Church, Victoria Road, Horwich on Thursday, 20 February, 2014 commencing at 7.30 pm.

PRESENT: Councillors: K. Thomson (in the Chair), K. Denton, C. Flanigan, K. Helsby, J. Kellett, L. McCartin, K. McKeon, A. Morley, S. Rock, C. Root, K. Ramamurthy, J. Silvester, R. Silvester.  
Town Clerk, C. Hutchinson  
Planning Officer, Bolton Council, J. Berry  
Highways Engineer, Bolton Council, G. Langley  
Representatives from Horwich Vision, P. Burgess, S. Richards, P. Corbett and How Planning, Richard Wilshaw  
Bolton Ward Councillor: A. Cunliffe  
75 members of the public  
2 members of the press

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3331 Apologies had been received from Councillor L. Rock due to illness.

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3332 Councillor Thomson outlined the procedure.

TO REMIND MEMBERS TO MAKE A DECLARATION CONCERNING ANY MATTERS TO BE DISCUSSED DURING THE MEETING OF WHICH THEY HAVE AN INTEREST:

PL 3333 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 23 JANUARY 2014:

PL 3334 Resolved to approve the minutes of the meeting of the Committee held on 23 January 2014 by 12 votes to 0 with 1 abstention.

### PLANNING APPLICATIONS

Town and Country Planning Act 1990, Sch 1, Para 8

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

PL 3335 In order to reserve her right to vote on Bolton Council's Planning Committee where decisions about planning would be made, Councillor Kellett would not take part in either the discussion or voting.

91352/14

Land at former Horwich Loco Works

Part A – full planning application for site access, demolition of some and change of use of core heritage buildings for A1 and D2 leisure

(both up to 2,500sqm) plus A2,A3,A4,A5,B1, C1 and D1 uses incl. car parking, diversions to public rights of way together with related associated works. Part B – outline application for residential development (C3) up to 1,700 dwellings, A1 retail (up to 2,500sqm) employment zone of B1 and B2 uses and up to 2,700sqm of ancillary D1 uses and up, children’s play area, recreational open space and landscaping together with ecological mitigation areas, attenuation features and new cycle/pedestrian connections (means of access details only)

Resolved to move out of Committee to allow members of the public to speak.

A large number of local residents expressed their concern and anger at the impact such a major development would have on the road infrastructure in Horwich, in particular Chorley New Road and felt that neither the applicants or the planning system had taken this adequately this into account. It was stated that there was a clear demand for the construction of new relief roads to cope with the additional amount of traffic that would be generated by the construction of 1,700 new homes. It was suggested that a new link road from the M61 at Anderton services and a roundabout at Gordons on Chorley New Road to link with peripheral roads on Middlebrook would provide diversionary routes and alleviate the inevitable traffic gridlock.

Other local residents, while broadly supporting the re-development of such a large area of derelict brownfield land with future employment and economic benefits for the local community questioned the benefit of such a large number of new homes for existing Horwich residents and major concern was expressed about the impact of such a large development on the local infrastructure, in particular provision of education, health and recreational facilities.

Residents felt that the one day exhibition open to the public held by the applicants Horwich Vision last year was insufficient consultation for a site identified as an allocated site in the Core Strategy for the borough since 2011.

Resolved to return to Committee.

Mr Berry, the Planning Officer stated that each planning application is considered on its own merits and every objection would be addressed in the officer’s report, prior to discussion at Bolton Planning Committee and he encouraged local residents to send their objections to Bolton Council at [www.bolton.gov.uk](http://www.bolton.gov.uk). Consultation

was ongoing until the end of March and a separate meeting of Bolton Planning Committee would be arranged to discuss this application on a date in April, yet to be confirmed.

A representative on behalf of the applicants, Horwich Vision, stated that consultation with the Highways Agency and other agencies at both local and national level was taking place and all objections would be taken into account, as the consultation process was still ongoing.

Mr Langley, Highways Engineer confirmed that transport assessments were being undertaken and measures would be implemented to address junction overcapacity.

Members of the Town Council shared the concerns of local residents about the effect of such a major development on the town's health and education infrastructure, along with the increase in the amount of traffic using roads already congested at peak times. They expressed concerns that so many residents had been unaware of the open day held by the applicants and felt that public consultation on the largest development proposed for Horwich had not been adequate.

Members also expressed the view that the formal framework of the Planning Committee was not the correct forum for lengthy public discussion and that a separate meeting should be arranged in order to allow local residents to put forward their views and have any questions answered by the applicants and the Planning Officer.

Resolved unanimously by 13 votes to 0 to defer a recommendation on this application until a public meeting had taken place to discuss this application, at a date and venue to be arranged.

91358/13

Bolton Community College, Horwich Campus, Victoria Road  
Outline application for the erection of 140 dwellings (all matters reserved)

Resolved to move out of Committee to allow members of the public present to speak.

Residents expressed concerns about the impact on traffic flow onto Victoria Road and Chorley New Road which were already congested at peak times, along with concerns about the safety of pedestrians on Victoria Road and the need for speed restrictions. It was felt that the cumulative impact of this and the former Loco Works site development could not be adequately accommodated, unless highway conditions were applied, following further consultation with

the public. Some residents felt that their views were ignored by Bolton Council, even though they had been encouraged to pass on their comments to the Planning Department.

Concerns were also raised about the lack of football and other recreational facilities in Horwich due to over capacity and the poor quality of existing pitches. It was pointed out that flooding was also possible on this site.

Resolved to return to Committee.

It was acknowledged that Members of the Town Council recognised the lack of sporting facilities available in Horwich, with regard to planning obligations from developers of such large scale housing, the immediate priorities to be addressed were education, health and affordable housing, however provision of recreational facilities could also be included in a s106 agreement. In response to a query it was confirmed that CIL (Community Infrastructure Levy) had not yet been introduced by central government.

It was confirmed that green space would be retained and s106 monies available if this application were to be approved, similar to other large housing developments in the borough when substantial amounts of s106 monies were collected by Bolton Council for various uses for the benefit of the community. It was hoped to recommend that the funds raised from s106 for the former college site could go towards educational provision and a substantial amount towards highway improvements, including appropriate road signage for 20mph speed limit, vehicle activated speed signs, pedestrian refuges and other road safety measures on Victoria Road and Chorley New Road, in order to slow down traffic near schools. There would also be a recommendation for an element of affordable housing and promotion of cycle facilities. There was also a request, under s106 provision for the expansion of St Mary's Primary School which was presently oversubscribed.

Members once again shared the concerns of local residents with regard to increased traffic and while fully supporting recommendations for s106 funds to be used appropriately for the benefit of local residents, they were concerned that more detailed information had not yet been made available by the applicants and the unitary authority.

Resolved unanimously by 13 votes to 0 to defer a recommendation on this application until a further public meeting had taken place to discuss this application, at a date and time to be arranged.

Councillor Kellett left the meeting at this point.

91165/13

Tall Trees, Princess Road, Lostock

Installation of new raised roof with rear dormers to facilitate loft conversion.

Resolved to recommend approval of this application by 10 votes to 0 with 2 abstentions.

91347/14

Land rear of Horwich Loco Works, Chorley New Road

Change of use from open storage to waste transfer (sui generis) to process demolition waste materials into secondary aggregate.

This was a resubmission of an earlier application which had been refused by Bolton Planning Committee. Following comments received from Pollution Control Unit regarding noise and dust issues, Members were of the opinion that a waste control station was a wholly inappropriate development on this particular site.

Resolved unanimously by 12 votes to 0 to recommend refusal of this application.

91372/14

25 Grosvenor Way

Erection of single storey extension to rear of property.

Resolved to recommend approval of this application by 11 votes to 0 with 1 abstention.

91248/13

Winster, Old Rake

Erection at single storey extension at rear.

Resolved to recommend approval of this application by 10 votes to 0 with 2 abstentions.

91420/14

8 Windsor Drive

Erection of a single storey extension at rear of property

Resolved to recommend approval of this application by 11 votes to 0 with 1 abstention.

91425/14

74 Bottom o'th'Moor

Erection of single storey extension at front

Resolved to recommend approval of this application by 10 votes to 0 with 2 abstentions.

91433/14

Ivy Model Farm, Shepherds drive  
Permanent retention of access and service drive

Members were informed that this driveway was only meant to be of a temporary nature while work was taking place on the farm development and it had been fenced and covered with tarmac, without due consideration to its greenbelt location. The developer had the option to apply for a further temporary permission for the retention of the driveway, with a time limit imposed by the Planning Department until the work on the farm development is concluded. After this period, vehicular access would be available via Shepherds Drive.

Resolved to recommend refusal of this application by 8 votes to 0 with 4 abstentions.

91445/14

49 Lee lane  
Siting of one internally illuminated fascia sign and one internally illuminated projecting sign.

Resolved to recommend approval of this applications by 7 votes to 4 with 1 abstention with the conditions that the sign should be shielded to protect local residents from light pollution and that the sign is not used after 8.00pm.

**CONTRARY PLANNING DECISIONS: FOR INFORMATION ONLY:**

PL 3336 90902/13

Curley's Fishery, Wallsuches  
Variation of conditions 13,20, 21 and 22 of planning approval 77938/07.

Horwich Town Council recommended refusal of this application on grounds of impact on local residents and the detriment to the green belt, however it had been approved by Bolton planning committee.

**CORRESPONDENCE: FOR INFORMATION ONLY:**

PL 3337

- a. Bolton Council Allocations Plan: Examination Hearings: notice of pre-hearing meeting at 2.00pm on 25 February 2014 in the Lancaster Suite, Bolton Town Hall.
- b. Bolton Council: notice of planning appeal against refusal of planning application ref 90859/13 1 Crompton Road, Lostock. siting of new screen panels and steps together with retrospective

planning permission to retain timber decking.

Resolved unanimously to note the correspondence.

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 20 MARCH 2014:

PL 3338 Resolved unanimously to confirm the date of the next meeting as 20 March 2014.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 3339 Ironman UK consultation via Jones Homes to residents of Napier Drive and Higherbrook Close regarding amended cycle route and new location for transition area in 2014.

The Town Clerk was asked to contact the organisers to request that this consultation be extended to all properties on the Meadows development at Middlebrook.

The Chairperson thanked everyone for their attendance and declared the meeting closed at 9.30 pm.

Chairperson ..... Date.....