

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 March, 2014 commencing at 7.30 pm.

PRESENT: Councillors: K. Thomson (in the Chair), K. Denton, K. Helsby, J. Kellett, L. McCartin, K. McKeon, A. Morley, S. Rock, L Rock, C. Root, J. Silvester, R. Silvester.
Taking the minutes: Hazel Fairclough
20 members of the public
3 members of the press

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3340 Councillor Thomson outlined the procedure

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3341 Apologies had been received from Councillor C. Flanigan due to a family commitment

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

PL 3342 None

TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 20 FEBRUARY 2014:

PL 3343 Resolved to approve the minutes of the meeting of the Committee held on 20 February 2014 by 11 votes to 0 with 1 abstention.

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH

PL 3344 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)

Following a public meeting arranged on Monday 17 March 2014 at Horwich RMI Club, Chorley New Road, Horwich it was noted that this meeting was very well attended and that headed sheets was available for any public in attendance tonight to put down their views.

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

A number of people expressed their concerns as in the previous meeting regarding education, health and green space needs. They felt that they have no trust in Bolton Council to have done a proper strategy plan for this and that they have no clear view on what is required.

Concerns were also raised as to asbestos and a member of the public had spoken to Health and Safety Executive who had no knowledge about this proposal. He wants Bolton Council to seek information from the H&S before proceeding.

A member of the public who said he spoke at length on Monday commented about the long term effects on Horwich, as this project, which would be the biggest building programme in Horwich for many years would be not for them but for their children and grandchildren and they have a duty of care to get it right.

Resolved to return to Committee.

Members of the Committee have taken on board all their comments however they are unable to envisage the number of school places need in the future and are unable to look so far ahead. They reported that Bolton are looking at the education needs through expansion of the primary schools but that secondary schools would need serious thought.

In reply to the comment about Health and Safety Executive, they would not have been informed because no planning decision has been made. They are of the opinion that their involvement may change because of the contamination and maybe an independent survey would be needed. But until outline permission is given no examination will go ahead.

Some members of the Committee are of the opinion that it would be best to get rid of a contaminated site and the inappropriate industry which is on site at present. Government have to identify development sites and it would be best on brown field site rather than green field sites. Members commented that if this planning

application is not approved then contaminants will remain on site for the foreseeable future.

A Member asked the question why there are only two roads earmarked for through traffic and one for bus, it would be best that this bus route should also be earmarked for general traffic as it would be dependent on a bus company putting a bus in place.

Resolved to support the application in principle provided that the many issues raised at the Public Meeting of 17th March and in comments sent to the Planning Department, were satisfied. A 100% assurance on satisfactorily dealing with contamination was sought along with a traffic survey. Whilst the concept of the plan was thought to be good there are concerns over contamination, traffic, the provision of health, education and sports and recreation facilities (such as the provision for football in Horwich), Views had also been expressed on heritage and conservation.

By 7 votes to 2 with 3 abstentions

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.

One member of the public highlighted her right to light and commented that she had already put in objections.

Representatives from St Mary's School were concerned about the lack of follow up from the developer to the community. At the moment their parents use the car park when attending the school. Also that due to the increased population the school would need to expand and a playing field will be needed. A copy of St Mary's School objection can be viewed at the Town Clerks office.

A member of the public gave the Council a copy of an O2 policy which can be viewed at the Town Clerks office. This topic of this policy is the "Protection of recreational open space"

A suggestion was made that the development could be changed to allow St Mary's to expand and to save the recreational site

Concerns were also raised regarding flooding (Nellies Clough) and a more detailed assessment needs to be done over this issue.

Resolved to return to Committee.

Councillors have taken on board what the Governors of St Marys have said and they have made some good points.

Bolton Council do not meet until 1 May 2014 and they propose to defer a decision to enable them to update Horwich Town Council on the traffic impact, light issues, flood risk and loss of amenities.

Resolved to defer this decision until the next meeting by 11 votes to 0 with 1 abstention.

91517/14

18 Berwyn Close, Horwich

Erection of two story extension at rear and single story porch extension at front.

Resolved to move out of Committee to allow a member of the public to speak.

The neighbour who lives at number 16 was very concerned about the intrusive aspect onto his property, it is a two story extension which would overshadow their principal room and he feels that is too big and too close to his property. It would also impact on his garden with loss of sunlight.

It is recommended that the planning office liaises with both property owners to bring about an amicable settlement

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

91435/14

31 Bottom o'th Moor, Horwich

Erection of detached outbuilding

Councillors were unsure about the size and scale of this outbuilding and there wish to defer until more information has been received

Resolved to defer by 11 votes to 0 with 1 abstentions

91438/14

22 Pike View, Horwich

Demolition of existing sun lounge and erection of single story extension at front

Resolved to approve this application by 10 votes to 0 with 2 abstentions.

91477/14
24 Anglebank, Horwich

Erection of two storey extension at side

Resolved to not express an opinion due to lack of information by 11 votes to 0 with 1 abstention.

91486/14
57 The linkway, Horwich
Sub-division of unit to create two units and installation of new shop front.

Resolved to approve this application by 11 votes to 0 with 1 abstention.

91491/14
58 Holmebrook Drive, Horwich
Single story extension to side of property

Councillors were of the opinion that as this was for the Secretary of State to decide then they were happy for them to make the decision

Resolved to have no opinion on this application by 11 votes to 0 with 1 abstention.

91499/14
24 St Leonards Avenue, Lostock
Erection of two storey extension to side and rear, with pitched roof to existing garage.

Resolved to have no opinion on this application by 11 votes to 0 with 1 abstentions.

91537/14
Stadium House, 2 Eastgate Approach, Horwich
Roof Alteration – Replacing slate for metal profile Sheeting

Resolved to approve this application by 9 votes to 0 with 3 Abstentions

91539/14
114 Green Lane, Horwich

Demolition of conservatory and erection of a single story rear Extension.

Resolved to accept this application by 10 votes to 0 with 2 abstentions

91540/14

Land at Chorley Place, Chorley New Road, Horwich

Substitution of house type on previously approved application (Plots 321-328 and 339-360) – Alterations to roof design and layout of driveways).

Councillors were of the opinion that there was not enough details and were unable to make a decision

Resolved to have no opinion on this application by 10 votes to 0 with 2 abstentions.

91545/14

51 Angelbank, Horwich

Erection of porch extension to front entrance.

Resolved to accept this application by 10 votes to 0 with 2 abstentions.

91553/14

8 Fall Birch Road, Lostock, Bolton

Erection of single storey extension to rear and side, including demolition of garage.

Councillors were concerned about the rear elevation overlooking the property next door.

Resolved to refuse this application by 8 votes to 0 with 4 abstentions.

91600/14

20 St Leonards Avenue, Lostock, Bolton

Erection of part single storey/part first floor extension at side/rear and dormer to front.

Resolved to have no opinion on this application by 10 votes to 0 with 1 abstention. One member absent at the vote.

91619/14

72 Bottom oth Moor, Horwich

Erection of two storey side and rear extension

Councillors were of the opinion that this application was too close to the neighbouring property.

Resolved to refuse this application by 11 votes to 0 with 1 abstention.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY

PL3345 91248/13

Bolton Golf Club, Chorley New Road, Lostock, Bolton

Part A: Erection of 3 no non-illuminated free-standing timber signs at location 1, 3 and 4

Approved by Bolton Council and Horwich Town Council

Part B: Erection of 1 no non-illuminated free-standing timber sign at location 2.

Refused by Bolton Council but approved by Horwich Town Council

91289/14

Costa Coffee, 19d The Linkway, Horwich

Erection of 2 no fixed parasols

Approved by Bolton Council with conditions.

91290/14

Costa Coffee, 19d The Linkway, Horwich

Erection of two fixed parasols

Approved by Bolton Council with conditions

Bolton Planning decisions in Horwich: for information

Resolved unanimously to note decisions

CORRESPONDENCE: FOR INFORMATION ONLY

- PL3346 a. Bolton Council Allocations Plan Examination: Notes of Pre-Hearing Meeting held on 25 February 2014 in the Lancaster Suite, Bolton Town Hall.
b. Bolton Council: Notice of Arena Approach highway works.
c. Planning Inspectorate: Appeals Decision re 17 Rotherhead Close – appeal dismissed.
d. Wigan Council: Allocations and Management Local Plan: Duty to Co-operate.
Resolved unanimously to note the correspondence

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 24 APRIL 2014

PL3347 Resolved unanimously to confirm the date of the next meeting as
24 April 2014

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

PL3348 None

The Chairperson thanked everyone for their attendance and declared the meeting closed at 9.20 pm.

Chairperson Date.....