

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 24 April, 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, L. Rock, S. Rock, C. Root, J. Silvester, R. Silvester.
Town Clerk C. Hutchinson
Bolton Ward Councillor: A. Cunliffe
4 members of the public
1 member of the press

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3349 Councillor Thomson outlined the procedure

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3350 Apologies for lateness were received from Councillor Kellett who had been attending another meeting and Councillor Ramamurthy who was away.

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

PL 3351 None

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

PL 3352 Resolved to approve the minutes of the meeting of the Committee held on 20 March 2014.

Councillor Kellett arrived at this point.

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

PL 3353 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.

91358/14

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

There had been 23 letters of objection received including detailed comments from the Governors of St Mary's RC Primary School and Sport England. Members had also been provided with an extract from the Planning Officer's Committee report summarising the responses from Greater Manchester and Bolton Council Highways

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

Mr John Shannon, Chair of the Governors of St Mary's RC Primary School and Mr Barry Jubb outlined the objections put forward on the grounds of concerns for highway safety, lack of community involvement, flood risk, safeguarding measures, disruption during construction, loss of grassed playing area/open space for recreational use and also a request for allocation of part of the site for expansion of St Mary's school which was highly over subscribed.

Resolved to return to Committee.

Members shared the concerns that had been raised and after discussion resolved to recommend refusal of this application and requested that Bolton Council should note the following recommendations:

- The proposed development should be reduced to 100 houses with the playing field element removed with s106 funding allocated to bring the field back into use
- Two pedestrian refuges to be included in the highway proposals
- Introduction of 20 mph speed restriction from Ramsbottom Road to Abernethy Street
- Two speed activated signs on Victoria Road and Chorley New Road
- Provision of adequate parking for bicycles and a 20 mph restriction to be included within the development.

Members of the public were thanked for their attendance.

91625/14

651-653 Chorley New Road

Change of use to beauty salon/hairdressers (ground floor) and offices (first floor) including additional parking

There had been one letter of support received. Concerns were expressed that work had already started before planning permission had been granted and that the creation of additional parking spaces would cause serious problems at a busy junction.

Resolved to recommend refusal of this application on grounds of highway safety.

91626/14

69 Winter Hey Lane

Erection of single storey dwelling.

There had been no objections and it had been confirmed that the house would be in the rear yard of number 69 facing Robinson Street.

Resolved to recommend approval of this application.

91636/14

Field adjacent to Edge Lane, Winter Hill.
Change of land use to manage.

There had been no objections.

Resolved to recommend approval of this application.

91655/14

689 Chorley New Road, Lostock
Erection of first floor side extension.

There had been no objections.

Resolved to recommend approval of this application.

91659/14

Higher Wilson Fold Farm, High Rid Lane, Lostock
Erection of domestic garage to rear of building.

The applicant had been advised to withdraw the application and submit a smaller scheme.

Resolved to recommend refusal of this application.

91669/14

76 Church Street
Change of use from loft to office (B1) including installation of dormer to front and rear of property.

There was no information available as to whether any objections had been received but Members expressed concerns about the proposed dormers which they felt were out of character in a such a historic landmark building.

Resolved to recommend refusal of this application.

91672/14

Rosalind, Chorley Old Road

Erection of two storey side and part rear extension to side.

Highways had commented that the proposed extension would result in the loss of the existing garage and part of the driveway and in order to comply with Council policy there was a requirement for three parking spaces in this location. As Chorley Old Road is a busy classified road a turning area would be required in addition to the parking spaces to allow vehicles to enter and leave in forward gear. The turning area would not be required if the applicant preferred to create a new vehicular access off Stocks Park Drive and close the existing access onto Chorley Old Road.

Resolved to recommend refusal of this application.

91681/14

19 Ainscow Avenue, Lostock

Erection of first floor side extension.

Resolved to recommend approval of this application.

91686/14

New Place, Wilderswood.

Erection of extensions to front and rear, internal alterations and conversion of adjoining former agricultural building to form additional habitable room.

Resolved to recommend refusal of this application due to the proposed scale of the development.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY
PL 3354

91116/13

Land at Cotswold Drive.

Erection of portal framed building for housing livestock, storage of feed and agricultural equipment and stabling of horses:
construction of 20m x 20m manege: removal of existing timber buildings.

This application had been recommended for refusal at Horwich Town Council but had been approved with conditions at Bolton Council.

91433/14

Ivy Model Farm, Shepherds Drive

Permanent retention of access and service drive.

This application had been recommended for refusal at Horwich Town Council but had been approved with conditions at Bolton

Council.

91517/14

18 Berwyn Close

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

This application had been recommended for refusal at Horwich Town Council but approved with conditions by Bolton Council.

Resolved unanimously to note these decisions.

CORRESPONDENCE: FOR INFORMATION ONLY

- PL 3355
- a. Bolton Council: details of Horwich civic events 2014
 - b. Bolton Council: appeal by Network Rail Infrastructure Ltd, notice of hearing by the Planning Inspectorate re. land to east of Station Road, Blackrod (89722/13).
 - c. Bolton Council: Lee Lane and associated streets proposed 20 mph speed limit.
 - d. LALC: briefing note and map of Tour de France route.
 - e. Chorley Council: renewable and low energy carbon energy supplementary planning document for consultation.

Resolved unanimously to note the correspondence.

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 29 MAY 2014:

Resolved unanimously to confirm the date of the next meeting as Thursday 29 May 2014.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

PL3358 Members were concerned at the late notice received of a planning exhibition taking place at the same time as the Town Council Planning Committee meeting. This was for a separate planning application on the Loco Works site, submitted by Quod for housing and reuse of the "Stores" building for apartments and a range of commercial and community uses. It was noted that this was not part of the main application for this site and that there had been neither Town Council nor District Council involvement in this event.

The Chairperson thanked everyone for their attendance and declared the meeting closed at 9.05 pm.

Chairperson Date.....