

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 29 May 2014 commencing at 7.30 pm.

PRESENT: Councillors: K. Thomson (in the Chair), G. Atkinson, K. Denton, K. Helsby, J. Kellett, L. McCartin, K. McKeon, A. Morley, L. Rock, S. Rock, R. Silvester.  
Town Clerk C. Hutchinson  
Bolton Ward Councillor: A. Cunliffe  
3 members of the public  
1 member of the press

### CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3358 Councillor Thomson outlined the procedure

### TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3359 Apologies for were received from Councillor Root due to work commitments and from Councillor J. Silvester 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 3360 Councillors L. and S. Rock declared a personal interest in planning application 91838/14 as the applicant was known to them.

### TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 24 APRIL 2014:

PL 3361 Resolved by 10 votes to 0 with 1 abstention to approve the minutes of the meeting of the Committee held on 24 April 2014.

### BOLTON COUNCIL CONSULTATION: PROPOSED ZEBRA CROSSING ON WINTER HEY LANE, HORWICH:

PL 3362 Copies of the consultation document had been distributed to all Members. It was noted that a limited amount of funding had been made available through the Area Forum for a new zebra crossing. The proposed siting of the crossing was discussed in some detail. Siting the crossing at the traffic lights at the junction of Winter Hey and Lee Lane had been considered but dismissed on grounds of highway safety and the disruption to through traffic flow. Members were of the firm opinion that was better to have a crossing rather than none at all but were agreed that it would be better sited further down Winter Hey Lane in the locality of the Post Office. It was noted that a one way traffic system on Winter Hey Lane had previously been tried but had proved to be unpopular. The use of special aids to assist the visually impaired on at pelican crossings was then discussed.

It was resolved unanimously to pass Members' comments to Bolton Council to the effect that while they welcomed the siting of a zebra crossing on Winter Hey Lane they would ask that consideration be given to the re-siting of the crossing further down Winter Hey Lane in the area outside the Post Office.

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

PL 3363 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.

91866/14  
5 Vale Cottages, Crown Lane  
Retention of rear dormer.

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

The owner of the property explained that when the dormer had been built in 2010 it had been built incorrectly and remedial work had since taken place.

Resolved to return to Committee.

There had been 1 objection to this application. Members were of the opinion that the owner had fulfilled all the necessary criteria with regard to this matter. Resolved to recommend approval of this application by 9 votes to 0 with 2 abstentions.

91732/14  
Land between 46 and 62 Crown Lane  
Outline application for the erection of 12 dwellings (access and layout details only)

There had been 5 objections received from neighbouring residents and Members raised concerns about possible contamination of this site. It was noted that this site had been identified for housing in the Allocations Plan.

Resolved to recommend approval of this application, subject to the conditions specified by the Environmental Officer's report including possible remediation of the site prior to commencement of development, by 7 votes to 2 with 2 abstentions.

91772/14

Tesco Superstore, Mansell Way  
Erection of dotcom (home shopping) extension and canopy including fencing to relocated service yard.

Resolved to recommend approval of this application by 10 votes to 0 with 1 abstention.

91773/14

Tesco Superstore, Mansell Way.  
Erection of 4 fascia signs and 4 projecting signs and 1 internally illuminated fascia sign.

Resolved to recommend approval of this application by 10 votes to 0 with 1 abstention.

91782/14

Tesco Superstore, Mansell Way  
Replacement of trolley bays and the erection of timber slat wall cladding adjacent to entrance.

Resolved to recommend approval of this application by 10 votes to 0 with 1 abstention.

91783/14

Tesco Superstore, Mansell Way.  
Installation and replacement of signage to building, petrol station, gantry and totem pole.

Resolved to recommend approval of this application by 10 votes to 0 with 1 abstention.

91785/14

88 Pennine Road  
Replacement of balcony with erection of garden store below.

There had been no objections. Resolved to recommend approval of this application by 10 votes to 0 with 1 abstention.

91791/14

Land at Chorley Place, Chorley New Road  
Substitution of house type on application 87062/11

Noted that this application was for substitution of house types, similar to what was previously approved by Bolton. Resolved to recommend approval of this application by 9 votes to 0 with 2 abstentions.

91800/14

9 Evanstone Close

Erection of single storey to side and first floor extension to rear.

There had been no objections. Resolved to recommend approval of this application by 9 votes to 0 with 2 abstentions.

91838/14

1 Bridge Street

Erection of first floor extension at rear.

There had been 1 objection from 2 Bridge Street. Resolved to recommend approval of this application by 6 votes to 0 with 5 abstentions.

91843/14

The Greenwood, 567 Chorley New Road

Erection of 4 units (Class A1/A2/A3/A4) with 3 one bed flats over.

There had been no objections. Members were informed that due to the history of the site this new application was likely to be approved by Bolton, following the appeal decision. Members expressed concerns about the rundown and dangerous condition of the site. It was noted that the new application consisted of only small changes to what had already been approved at appeal. However it was proposed that any approval of this application should be subject to a condition that the original stonework from the front of the old Greenwood should be incorporated into the new scheme by the developers, in order to retain some of the heritage.

Resolved to recommend approval of this application by 10 votes to 0 with 1 abstention, with the condition that the developers are requested to retain some of the material from the existing building to re-use as part of the new development, in order to retain some of the heritage of the former Greenwood.

91857/14

77 – 79 Lee Lane

Replacement fascia sign at front.

There had been no objections. Resolved to recommend approval of this application by 10 votes to 0 with 1 abstention.

91884/14

7 Park Lane

Erection of a single storey rear extension and a first floor side extension

There had been no objections. Resolved to recommend approval of this application by 7 votes to 0 with 4 abstentions.

91894/14

11 Cotswold Drive

Erection of a single storey extension to front, side and rear

Although this appeared to be a fairly large extension, there had been no objections. Resolved to recommend approval of this application by 8 votes to 0 with 3 abstentions.

91904/14

8 Mallard Drive

Erection of a two storey rear extension

There had been 1 abstention from 6 Mallard Drive regarding the angle of the extension from the centre of the neighbour's nearest window, but a revised drawing had been submitted which stated that the extension is not beyond the line of the 45 degree angle. Resolved to recommend approval of this application by 7 votes to 0 with 4 abstentions.

91934/14

17 Rotherhead Close

Retention of house without complying with condition 3 on planning application 49826/96 (to facilitate conversion of garage to habitable room)

There had been no objections and no objections from Highways. An earlier application for a first floor extension was refused due to the relationship with the neighbour, but there is no such issue here. Resolved to recommend approval of this application by 9 votes to 0 with 2 abstentions.

91958/14

Bridge Foot Forge, Bridge Street

Demolition of building and erection of four dwellings.

One Member was of the opinion that this was a brownfield site and the proposed development would benefit the area, as it would be tidied up and the road widened to accommodate an increase in traffic. However other Members expressed the concerns raised in the Conservation Officer's report which had recommended refusal on grounds that the existing building, sited in a conservation area,

was of architectural and historical interest and had indicated that any development should be contained within the shell of the existing building.

Resolved to recommend refusal of this application by 8 votes to 0 with 3 abstentions.

**BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY**

PL 3364

91553/14

8 Fall Birch Road.

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

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

91672/14

Rosalind, Chorley Old Road

Erection of two storey side and rear extension, single storey rear extension together with decking.

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

Resolved unanimously to note these decisions.

**CORRESPONDENCE: FOR INFORMATION ONLY**

PL 3365

- a. Bolton Council: notice of temporary road closure Lostock Lane (Rail Bridge)

Resolved unanimously to note the correspondence.

**TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 19 JUNE 2014:**

PL 3366

Resolved unanimously to confirm the date of the next meeting as Thursday 19 June 2014.

**OTHER PLANNING MATTERS: FOR INFORMATION ONLY**

PL 3367

Members were informed of prior notification of appeal by the developers Redrow Homes for removal of condition for affordable housing on former Swallowfield Hotel site (91227/13.)

The Chairperson thanked everyone for their attendance and declared the meeting closed at 8.40 pm.

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

