

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 24th July 2014 commencing at 7.30 pm.

PRESENT: Councillors: K. Thomson (in the Chair), R. Silvester, K. Denton, K. Helsby, J. Kellett, L. McCartin, K. McKeon, C. Root, J. Silvester, S. Rock, K. Ramamurthy
Admin Assistant H. Fairclough
12 Members of the Public and 3 from the Press

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3380 Councillor Thomson outlined the procedure

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3381 Apologies received from Councillor Morley who was away and Councillor L. Rock due to ill health

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

PL 3382 None

TO APPROVE THE MINUTES OF THE MEETING HELD ON 19 JUNE 2014

PL 3383 Resolved unanimously to approve the minutes of the meeting held on 19th June 2014

TO RECEIVE AN UPDATE REGARDING A REQUEST FROM HORWICH TOWN COUNCIL TO INCORPORATE EXISTING STONEMWORK FROM THE GREENWOOD ARMS INTO THE PROPOSED FRONTAGE OF THE NEW DEVELOPMENT, PLANNING APPLICATION 91843/14, INCLUDING RESPONSE FROM MCK ASSOCIATES AND RELATED CORRESPONDENCE FROM HORWICH HERITAGE

PL 3384 Members were informed that a letter was sent from Horwich Town Council and signed by four members of the Committee for which they were thanked. A copy of a letter from Horwich Heritage was also included. The generic response was read out.

It was noted that other interested parties are writing to the developers regarding this stonework

Horwich Heritage have expressed an interest in keeping the stone work if it cannot be incorporated into the proposed frontage.

Members ask that another letter be sent to the developers asking for an update as it has been a full calendar month with no further response.

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

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

PL 3385

92214/14

Land at Former Horwich Loco Works

Part A: Full planning application for site access, demolition of some buildings and change of use of one building to a flexible mix of commercial and community uses (A1/D2/A2/A3/A4/A5 and D1 uses including car parking), 28 apartments, and associated works. Part B: Outline application for residential development (C3) for up to 130 dwellings, recreational open space and landscaping and new pedestrian and cycle routes.

RESOLVED TO MOVE OUT OF COMMITTEE

Members of the public expressed concerns as to why there are three main developers on site, a fact not apparent at previous meetings, developers being Network Rail, Blue Mantle and Hong Kong Racing.

There was also some uncertainty over the number of dwellings as either 1700 or 1700 plus 130.

A query was raised as to whether Bolton Council have a preferred developer, as it had been alleged that Bolton Planner had said that this application would be refused.

RESOLVED TO MOVE BACK INTO COMMITTEE DUE TO COUNCIL MEMBER SHORTLY HAVING TO LEAVE.

It was pointed out that any developer can put forward an application and some are only speculative. There was a difference of opinion as to whether or not Bolton Council have a preferred developer. It was felt that clarification was required from Bolton Council regarding the issue of a preferred developer.

Councillor McKeon left at this point

RESOLVED TO MOVE OUT OF COMMITTEE

Further concerns were expressed about the people of Horwich being unaware of what is going on as originally only a small number of

homes in the vicinity of the Loco Works site were made aware of the development plan.

It was felt that the whole area should be treated as one development and developers should not be allowed to have small pockets of land and there were serious concerns about the removal of contaminants and pollutants from the land.

RESOLVED TO MOVE BACK INTO COMMITTEE

The Planning Officer had advised that there had been no recommendation made yet. As this is a speculative planning applications with many issues to be addressed, it is too early for a recommendation to be made.

Resolved to recommend refusal of this application by 7 votes with 1 against and 2 abstentions.

92102/14

70 Chorley New Road, Lostock, Bolton
Erection of two story extension to front

The Planning Officer has advised that they are minded to refuse this application.

Resolved to recommend refusal of this application by 8 votes and 2 abstentions

92142/14

55 The Linkway, Horwich, Bolton
Installation of 1 no external condenser

Resolved to recommend approval of this application by 9 votes with 1 abstention.

92144/14

9 Silver Birch Close, Lostock, Bolton
Retention of house without complying with condition 12 on application 78526/07 (to enable garage to be converted to habitable room)

Resolved to recommend approval of this application by 8 votes with 2 abstentions.

92153/14

20 St. Leonards Avenue, Lostock, Bolton
Erection of single story extension at rear and first floor extension at

side including dormer in roof at rear.

Resolved to recommend approval of this application by 7 votes with 3 abstentions

92163/14

Tall Trees, Princess Road, Lostock, Bolton
Erection of first floor rear extension

Resolved to recommend approval of this application by 6 votes with 4 abstentions.

92202/14

42 Buckingham Avenue, Horwich, Bolton
Erection of dormer at side together with raising of roof.

Resolved to recommend approval of this application by 6 votes with 1 against and 3 abstentions.

92210/14

Higher Wilson Fold Farm, High Rid Lane, Lostock
Erection of domestic garage to rear of proposed dwelling

Resolved to recommend approval of this application by 8 votes with 2 abstentions.

**BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY:
PL 3386**

91686/14

New Place, Wilderswood
Erection of extension to front & rear, alterations & conversion of adjoining former agricultural building to form additional habitable room.

Recommended for refusal at Horwich TC due to proposed scale of development.

Approved with conditions by Bolton

91958/14

Bridge Foot Forge, Bridge St
Demolition of building & erection of 4 dwellings.

Recommended for refusal at Horwich TC due to the location of the site in a conservation area.

Since withdrawn by the applicant.

CORRESPONDENCE: FOR INFORMATION ONLY

PL 3387 a: Bolton Council: notice of temporary road closures for Ironman

2014 Triathlon.

b: Bolton Council Allocations Plan – Schedule of Main Modifications

Resolved unanimously to note the correspondence

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 21 AUGUST 2014

PL 3388 Resolved unanimously to confirm the date of the next meeting as Thursday 21st August 2014.

OTHER PLANNING MATTERS: for information only

PL 3389 None

The Chairperson thanked everyone for their attendance and declared the meeting closed at 8.30 pm.

Chairperson Date.....