

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 18 September 2014 commencing at 7.30 pm.

PRESENT: Councillors: K. Thomson (in the Chair), K. Denton, K. Helsby, J. Kellett, L. McCartin, K. McKeon, L. Rock, C. Root, R. Silvester.  
Town Clerk, C. Hutchinson  
2 Members of the Public  
1 member of the press

### CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3399 Councillor Thomson outlined the procedure

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

PL 3400 Apologies were received from Councillors Atkinson, Ramamurthy and S. Rock due to work commitments, from Councillor Morley who was attending another meeting and Councillor J. Silvester due to illness.

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

PL 3401 None.

### TO APPROVE THE MINUTES OF THE MEETING HELD ON 21 AUGUST 2014

PL 3402 Resolved unanimously to approve the minutes of the meeting held on 21 August 2014.

### BOLTON COUNCIL: NOTIFICATION OF COMPLETION OF PLANNING INSPECTOR'S REPORT ON THE EXAMINATION INTO BOLTON'S ALLOCATION PLAN:

PL 3403 It was confirmed that the parcel of land on Green Lane playing fields still remained in the Allocations Plan following consideration of objections during the consultation period. The Planning Inspectorate is a national body that has examined every local authority's plan and has found Bolton's Plan to be effective. Any proposed development on Green Lane would be subject to the usual planning process.

Resolved to accept notification of the Planning Inspector's report on the examination into Bolton's Allocation Plan by 7 votes to 2.

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

PL3404 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.

92410/14

49 Lee Lane

Change of use of first floor from storage to coffee lounge including staff kitchen/storage.

In response to a query about fire regulations it was confirmed that this matter would be addressed by the process of applying building regulations. There had been no objections and no highway objections. The property already has approval for use as a coffee shop.

Resolved to recommend approval of this application by 8 votes to 0 with 1 abstention.

92492/14

Roundabout at Mansell Way

Erection of two non illuminated pole mounted signs.

There had been no objections. Highways had raised no objections as long as the proposed signage complied with highway regulations.

Resolved to recommend approval of this application by 4 votes to 3 with 2 abstentions

92504/14

Colemans, Chorley Old Road

Conversion and extension of former barn to form dwelling house.

There had been no objections. This appeared to be a large development in the green belt, however the planning officer had indicated that she was mindful to recommend approval.

Resolved to recommend approval of this application by 7 votes to 0 with 2 abstentions.

92564/14

Former Swallowfield Site, Chorley New Road

Erection of two buildings containing a total of 42

Members were aware of the long history attached to this site and expressed their concerns about the previous application from the

developers to remove the affordable housing element of the s 106 agreement. This was refused by Bolton Council but has since gone to appeal, the outcome of which is due by 24 September. Members were of the opinion that if this decision is upheld at appeal then the existing conditions should be extended to the present application. Concerns were also expressed about the state of the site.

Resolved by 5 votes to 3 with 1 abstention to recommend approval of this application with a request that Bolton planning defer any decision until the outcome of the appeal relating to the removal of the affordable housing element of the s 106 agreement is known.

92599/14

74 Bottom'th'Moor

Demolition of side garage, erection of part single/part two storey extension at side/rear, rear dormer extension and brick chimney stack on external gable wall.

There had been no objections to this application and an application for a similar, slightly smaller development at no. 72 had recently been approved. It was noted that this property was on an end plot with a lot of land available.

Resolved to recommend approval of this application by 7 votes to 0 with 2 abstentions.

92600/14

The Meadows, Middlebrook

Erection of 8 dwellings (substitution of house types on plots 347 – 351)

This was an application for a substitution of house types in the previously approved Meadows development. The number of units would increase from 5 to 8 but the size of the properties would be reduced to 3 bedrooms. Some Members were of the opinion that this was an example of developers building houses that were too small although other Members felt that this was simply a reaction to market forces and demographic change with a growing number of smaller and single occupancy households.

Resolved to recommend approval of this application by 6 votes to 1 with 2 abstentions.

92626/14

Higher Wilson Fold Farm, High Rid Lane, Lostock

Amendments to application 92210/14 erection of domestic garage to

rear of proposed dwelling

A previous application had been withdrawn and the present application was for an increase in the width of the proposed garage by 600mm and Members were of the opinion that this was not an excessive increase.

Resolved to recommend approval of this application by 7 votes to 0 with 2 abstentions.

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

PL 3405           None.

**CORRESPONDENCE: FOR INFORMATION ONLY**

PL 3406

- a. Bolton Council: notice of temporary road closure 27 September for Charity Street Party Lee Lane and Jones Street.
- b. Bolton Council: notice of temporary road closure from 29 September for approximately 2 weeks for water main installation works Back Chorley New Road East.
- c. Bolton and District Civic Trust: copy letter sent to developers/agents for the Greenwood development regarding the preservation of the stone portal.

Resolved unanimously to note the correspondence.

**TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 18 SEPTEMBER 2014**

PL 3407           Resolved unanimously to confirm the date of the next meeting as Thursday 23 October 2014.

**OTHER PLANNING MATTERS: for information only**

PL 3405           None

The Chairperson thanked everyone for their attendance and declared the meeting closed at 8.21 pm.

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