

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 23 October 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, S. Rock, C. Root, J. Silvester.
Town Clerk, C. Hutchinson

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3409 Councillor Thomson outlined the procedure

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3410 Apologies were received from Councillor Atkinson due to work commitments, from Councillor Morley and Councillor R. Silvester who were away.

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

PL 3411 None.

TO APPROVE THE MINUTES OF THE MEETING HELD ON 18 SEPTEMBER 2014

PL 3412 Resolved unanimously to approve the minutes of the meeting held on 18 September 2014.

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH:

PL 3413 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.

92593/14

17 Avonhead Close

Erection of single storey extension and conservatory to rear of property.

It was noted that this was a large detached property and there had been no objections and no comments. Resolved to recommend approval of this application by 9 votes to 0 with 1 abstention.

92635/14

7 Belgrave Crescent.

Erection of a single storey rear extension.

No objections and no comments. Resolved to recommend approval

of this application by 9 votes to 0 with 1 abstention.

92642/14

75-81 Winter Hey Lane

Siting of an automated teller machine (ATM) to shop front and new covered storage area at the rear.

There had been no comments and no objections including none from Highways. It was pointed out that work had already started and in response to a query it was confirmed that there was a yard to the rear of the property. Members felt that this was to be welcomed as an additional facility to the town centre. Resolved to recommend approval of this application by 9 votes to 0 with 1 abstention.

92713/14

Inglenook, Princess Road, Lostock

Erection of extension part single/part two storey at rear.

There had been an objection from a neighbouring property concerned about loss of light and loss of view. There were concerns that this was a large extension to a semi detached/connected property. Resolved by 8 votes to 0 with 2 abstentions to recommend refusal of this application on the basis of overdevelopment and detrimental to the amenity of the immediate neighbourhood.

92719/14

236 Victoria Road

Erection of two storey side and part single/part two storey extension.

There had been no objections to this application although there had been a query from a neighbouring property regarding adequate parking. Bolton drainage team had requested a condition that an existing surface water drainage pipe should remain in situ with a minimum easement of 3 metres either side. Members were of the opinion that any concerns about requirements for adequate parking provision should be addressed by Bolton Council. Resolved to recommend refusal of this application by 8 votes to 0 with 2 abstentions on grounds of insufficient information regarding parking provision requirements.

92720/14

49 Winter Hey Lane

Installation of illuminated signage to front and side of property.

There had been no objections and no comments. Members felt that it was good for the town centre to see another empty property occupied again and this development would improve the overall

appearance of the town centre. Resolved to recommend approval of this application by 9 votes to 0 with 1 abstention.

92780/14

17 Sandringham Road

Erection of a single storey extension to rear/side.

There had been no objections and no comments. Resolved to recommend approval of this application by 9 votes to 0 with 1 abstention.

92794/14

21 Victoria Road

Erection of single storey extension to rear.

There had been no objections and no comments. Resolved to recommend approval of this application by 9 votes to 0 with 1 abstention.

92835/14

22A Winter Hey Lane

Change of use from restaurant/café (class A3) to hot food takeaway (class A5) including erection of flue to rear.

Although there had been no objections Highways had commented that the proposed change of use is likely to lead to contraventions of waiting restrictions. While there were concerns at the proliferation of hot food takeaways, it was acknowledged that this was a sign of the times and that in fact the same premises used to operate as a bakery and takeaway pie shop. There was an agreement that there was a choice to be made between encouraging businesses to move into empty high street shops versus increasing number of takeaway food outlets. Ideally the town centre would have a mixture of shops and businesses but this was difficult to achieve in the current economic climate. Members also felt that any parking enforcement issues were a matter for Bolton Council. Resolved to recommend approval of this application by 8 votes to 1 with 1 abstention.

92837/14

14 Silverwell Street

Erection of single storey porch to front of property.

There had been no objection and no comments. This property had been extensively and sympathetically rebuilt and Members welcomed this additional improvement. Resolved to recommend approval of this application by 9 votes to 0 with 1 abstention.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY:
PL 3414 None.

CORRESPONDENCE: FOR INFORMATION ONLY
PL 3415

- a. Planning Inspectorate: notice of appeal and costs decision for former Swallowfield Hotel, Chorley New Road and additional information from Planning Officer.
- b. Planning Inspectorate: notice of appeal decision for 1 Bridge Street.
- c. Bolton Council: notification of temporary road closure for Winter Hey Lane due to manhole repairs
- d. Bolton Council: notification of temporary traffic order for link road between Cranfield Road and the Parklands.
- e. Lancashire Minerals and Waste Local Plan Newsletter.

Resolved unanimously to note the correspondence.

TO CONFIRM THE DATE OF THE NEXT MEETING AS THURSDAY 20 NOVEMBER 2014:
PL 3416 Resolved unanimously to confirm the date of the next meeting as Thursday 20 November 2014.

OTHER PLANNING MATTERS: for information only
PL 3417 None

The Chairperson thanked everyone for their attendance and declared the meeting closed at 8.15 pm.

Chairperson Date.....