

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 21 January 2016 commencing at 7.30 pm

PRESENT: Councillors: K. Denton (in the Chair) B. Allen, M. Brady, J. Bullock, S. Chadwick, P. Holmes, M. Jarvis, J. Kellett, S. Rock, C. Root, K. Schofield.
Town Clerk, C. Hutchinson.
Bolton Ward Councillor for Horwich North East, R. Silvester.
7 members of the public

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3551 Councillor Denton outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3552 Apologies had been received from Councillor Atkinson due to work commitments, Councillor Wright due to illness and Councillor McKeon due to another commitment. Resolved unanimously to accept apologies as presented.

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

PL 3553 None.

TO APPROVE THE MINUTES OF THE MEETING HELD ON 17 DECEMBER 2015:

PL 3554 Resolved unanimously to approve the minutes of the meeting held on 17 December 2015.

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH (TOWN AND COUNTRY PLANNING ACT 1990, SCHED.1, PARA 8):

PL 3555 In order to reserve their right to vote on Bolton Council's Planning Committee where the decisions about planning would be made, Councillors Allen and Kellett would not take part in the discussion or voting.

95392/15

46 Lee Lane

Change of use from shop (A1) to café (A3)

Councillor Denton declared a personal interest as the applicant was known to him. Councillor Brady also declared a personal interest as she had attended meetings of the Business Alliance, members of which had objected to this application.

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

The applicant, Mr Zela informed Members that he was hoping to open a tapas type café/restaurant which would provide employment for local people and improve the town centre.

Several members from the Business Alliance were present and Mr Naylor and Mr Patel raised concerns about proliferation of certain types of businesses and the effect on the town centre. While an assurance that criticism was not based on fear of competition, the view was expressed that Horwich lacked enough quality shops to attract visitors and although new retailers were coming to the town centre there was a disproportionate number of eateries and any addition to this number would affect the investment of existing businesses. The claim that shop keepers had been approached before the application was submitted was disputed by the objectors who also raised concerns about breaches of health and safety and hygiene regulations in the plans for the proposed change of use.

Resolved unanimously to return to committee.

The Planning Officer had advised that 4 letters of objection had been received on grounds on proliferation of cafes and restaurants, loss of a retail outlet and lack of diversity in the town centre. This application was expected to be heard at the meeting of the Planning Committee on 18 February.

Members felt that it was important to clarify the role of the Town Council in the planning process to those members of the public who were present. Members of the public affected by a planning application in Horwich are given the opportunity to attend meetings of the Planning Committee to express either their support or objections and these comments are noted in the record of the meetings. The role of the Town Council is that of a consultee which then makes its recommendations to Bolton Council Planning Department

Several Members did not share the earlier view expressed that Horwich lacked quality businesses following the addition of several new shops, and were of the opinion that there was a heterogeneous range of outlets now on offer in the town centre.

There was strong support for the view that it was not the role of the Town Council to become involved in commercial considerations or to dictate what was an appropriate business. An application for change of use was a response to current market demand and the Town Council was pleased to encourage the use of long term empty premises.

Resolved by 6 votes to 1 with 4 abstentions to recommend approval of this application.

Councillor Brady left the meeting at this point.

95402/15

Unit 1, 567 Chorley New Road

Siting of externally illuminated 'The Co-operative Food' text onto existing rendered background and 1 no. internally illuminated sign.

There had been no objections. Resolved by 7 votes to 0 with 3 abstentions to recommend approval of this application.

95436/15

11 Lambeth Close.

Erection of two story extension at rear.

There had been 1 objection from a neighbouring property on grounds of loss of privacy/overlooking and concern about possible subsidence. Members expressed concerns about the size of the proposed extension and the proximity of neighbouring properties.

Resolved by 8 votes to 0 with 2 abstentions to recommend refusal of this application on grounds of detrimental effect on the neighbouring property.

95486/15

Land at rear Leicester Avenue and Berne Avenue

Erection of 22No. residential dwellings including landscaping and details of improved access off Leicester Avenue.

There had been 6 objections and 3 comments. These included loss of a playground/green area; few places left for safe play; overlooking into gardens and rears of houses; loss of light to homes; road safety concerns and increase in traffic; parking concerns; concerns about Japanese Knotweed and contamination of site from dog faeces; possible flooding of adjacent gardens; residents not notified of the proposal to change the land for housing within the Allocations Plan process. It has been proposed that this application will be heard at Bolton Planning Committee on 18 February.

While Members acknowledged the important need for social housing, concern was expressed at the loss of further greenspace in Horwich and local residents' objections about the effects of an increase in traffic.

Resolved by 7 votes to 1 with 2 abstentions to recommend refusal of this application on grounds of loss of greenspace/play area and highway safety and access issues.

95502/15

49-53 The Linkway

Erection of 18 No. illuminated and non-illuminated signs.

There had been no objections. Resolved to recommend approval of this application by 8 votes to 0 with 2 abstentions.

95526/15

41 The Linkway

Erection of 3No. internally illuminated signs.

There had been no objections. Resolved by 8 votes to 0 with 2 abstentions to recommend approval of this application.

95532/15

12 Derwent Close

Erection of a three bedroom house attached to no.12.

Members expressed concerns at the size and impact on neighbouring properties of the proposed dwelling, but due to the lack of information available were not able to make a recommendation.

Resolved by 8 votes to 0 with no abstentions to make no recommendation on this application due to lack of information.

95538/15

274 Crown Lane

Demolition of existing conservatory and erection of single storey rear extension plus detached double garage in side garden and new access.

There had been no objections. Resolved to recommend approval of this application by 8 votes to 0 with 2 abstentions.

95587/16

515 – 517 Chorley New Road

Change of use of residential dwelling (515 Chorley New Road) to form extended dental surgery with 517 Chorley New Road including alterations to front elevation, internal alterations and single storey extension at rear.

There had been no objections. Resolved by 8 votes to 0 with 2 abstentions to recommend approval of this application.

PL 3556

94597/15

379a Chorley New Road. Erection of front dormer.

Recommended for approval at Horwich. Refused by Bolton by virtue of design, size and siting would be detrimental to the character and appearance of the host dwelling.

94779/15

1 Crompton Road, Lostock. Erection of single storey rear extension at front, two storey extension at side and first floor extension at rear.

Recommended for refusal at Horwich on grounds of overdevelopment. Approved by Bolton with conditions.

95112/15

The Victoria Tavern, 349 Chorley New Road. Proposed conversion of outbuilding to A3/A5 use including raising of height to provide first floor storage area, erection of front extension and creation of new shop front. Recommended for approval at Horwich. Refused by Bolton due to increase of noise, odour and activity to detriment of living conditions of nearby residents and increase in traffic and on street parking to the detriment of the amenity of neighbouring residents and highway safety

CORRESPONDENCE: for information only:

PL 3557

a. Bolton Council Area Working: invitation to Two Towns Area Forum Meeting 19 January 2016 and supporting papers.

Resolved unanimously that the correspondence be noted.

TO CONFIRM THE DATE OF THE NEXT MEETING AS 18 FEBRUARY 2016:

PL 3558

Resolved unanimously to confirm the date of the next meeting as 18 February 2016.

OTHER PLANNING MATTERS; for information only

PL 3559

None.

The Chairman thanked everyone for their attendance and the meeting closed at 8.30 pm

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

