

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 18 February 2016 commencing at 7.30 pm

PRESENT: Councillors: K. Denton (in the Chair) M. Brady, J. Bullock, J. Kellett, K. McKeon, S. Rock, C. Root, K. Schofield, P. Wright. Town Clerk, C. Hutchinson. Bolton Ward Councillor for Horwich and Blackrod, A. Cunliffe. 2 members of the public

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3560 Councillor Denton outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3561 Apologies had been received from Councillor Jarvis due to work commitments, Councillor Holmes due to illness, Councillor Allen due to another commitment and Councillor Chadwick who was on holiday. An apology for lateness was accepted from Councillor McKeon. Resolved unanimously to accept the 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 3562 None.

TO APPROVE THE MINUTES OF THE MEETING HELD ON 21 JANUARY 2016:

PL 3563 Resolved unanimously to approve the minutes of the meeting held on 21 January 2016.

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

PL 3564 In order to reserve her right to vote on Bolton Council's Planning Committee where the decisions about planning would be made, Councillor Kellett would not take part in the discussion or voting.

95714/16

Longworth House, Bridge Street

Change of use from engineering works to children's nursery with ancillary accommodation, community room and 15 parking spaces.

Councillor Brady declared a personal interest as the applicant was known to her.

Resolved unanimously to move out of committee to allow a member

of the public to speak.

The applicant, Mrs Lomax-Baker informed Members that the intention was to sympathetically restore a building of historical interest within the Conservation Area which had been empty for many years had had fallen into disrepair due to neglect. Horwich was a town with an increasing population and the re-location of the existing Croft House Nursery to this location would help to meet the growing demand for childcare.

On return to committee.

Councillor McKeon arrived at this point.

The Planning Officer had advised that there had been 1 objection from a resident of Bridge Street due to concerns about road safety and lack of parking. This application was expected to be heard at the meeting of the Planning Committee on 10 March.

There was strong support for this application which Members believed would be of benefit to the building and the wider community, on the conditions that the highway concerns would be addressed and development would be sensitive to the nature of the conservation area.

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

9557/15

Land at Mottram Street

Erection of 2No three bedroom and 6No two bedroom residential Dwellings.

There had been 1 objection concerned with the construction noise but With a positive comment that the site was going to be developed. It was agreed that there was a great need for social housing in the community and the provision of three bedroom properties was especially welcome.

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

95588/16

179 Lee Lane

Siting of fire escape from first floor flat at rear.

Councillor Denton declared a personal interest as the applicant was known to him. There had been no objections. Resolved by 7 votes to 0 with 2 abstentions to recommend approval of this application.

95595/16

Braithwaite, New Chapel Lane.

Demolition of existing conservatory and erection of single storey extension at rear.

There had been 2 objection from neighbouring properties on grounds of view and that the steel chimney/flue was out of keeping. Members were informed that the loss of a view was not a material planning consideration. Some Members agreed that the appearance of the property would be improved by the demolition of the existing conservatory.

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

95636/15

Stocks House, Chorley Old Road

Change of use of first and second floors from dwelling to nursery with associated office and storage space.

The Planning Officer had advised that there had been 2 objections and 3 comments. These included concerns about parking on Stocks Park Drive, impact on highway safety, increase in traffic and parking, parking by staff on the street instead of the car park, request for introduction of yellow lines at junction of Stocks Park Drive/Chorley Old Road. It was expected that this application would be heard at Bolton Planning Committee on 10 March.

The point was made that this building was already in use as a nursery and that traffic and parking issues were not necessarily associated with the nursery as it had staggered drop off and collection times.

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

9567/16

Armstrongs Aggregates Ltd, Horwich Recycling Centre, Chorley New Road
Demolition of three buildings.

There had been no objections but Horwich Heritage had raised concerns about insufficient information on this application. Some Members expressed the opinion that safety concerns regarding the removal of asbestos had not been addressed and not enough information supplied. Other Members were of the opinion that this application should be approved as it was the start of the process of Armstrongs leaving the site. It was also noted that it was the responsibility of the Health and Safety Executive to ensure compliance with current legislation.

Resolved to recommend refusal of this application by 5 votes (including Chair's casting vote) to 4 with 1 abstention on grounds of potential environmental impact.

95690/16

31 Wilson Fold Avenue, Lostock

Erection of first floor extension over existing kitchen/garage.

There had been no objections. Resolved by 8 votes to 0 with 1 abstention to recommend approval of this application.

95704/16

246 Chorley New Road

Change of use to retail (Class A1).

There had been no objections. Resolved by 8 votes to 0 with 1 abstention to recommend approval of this application.

95747/16/15

15-17 Winter Hey Lane

Change of use from vacant shop (Class A1) to dental practice (Class D1).

There had been no objections. Members were pleased to learn that the application included a ground floor surgery which would make the practice accessible to all, including the large number of elderly residents in Horwich.

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

95755/16

1 The Hamlet, Lostock

Erection of a first floor conservatory at rear.

There had been no objections. Resolved by 8 votes to 0 with 1 abstention to recommend approval of this application.

95780/16

11 Lambeth Close

Erection of single storey rear extension (re-submission)

There had been no objections. It was noted that this was a re-submission of a previous application for a two storey extension.

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

BOLTON COUNCIL PLANNING DECISIONS FOR HORWICH: FOR INFORMATION ONLY:

PL 3565 9509715
Wilderswood Grange, Old Rake. Erection of two storey extension and car barn extension at rear.

Recommended for refusal at Horwich on grounds of size of proposed extension in the green belt. Approved with conditions by Bolton.

CORRESPONDENCE: for information only:

- PL 3566 a. Bolton Council: notice of temporary road closure Beaumont Road.
 b. Bolton Council: notice of temporary road closure (southbound only) Leverpark Avenue.
 c. Bolton Council: notice of temporary road closure Wright Street.

Resolved unanimously that the correspondence be noted.

TO CONFIRM THE DATE OF THE NEXT MEETING AS 24 MARCH 2016:

PL 3567 Resolved unanimously to confirm the date of the next meeting as 24 March 2016.

OTHER PLANNING MATTERS; for information only

PL 3568 None.

The Chairman thanked everyone for their attendance and the meeting closed at 8.02 pm

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

