

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 24 March 2016 commencing at 8.05 pm

PRESENT: Councillors: K. Denton (in the Chair) M. Brady, J. Bullock, S. Chadwick, P. Holmes, J. Kellett, K. McKeon, S. Rock, C. Root, K. Schofield, P. Wright.  
Town Clerk, C. Hutchinson.  
6 members of the public

### CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3569 Councillor Denton outlined the procedure.

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

PL 3570 Apologies had been received from Councillor Jarvis due to work commitments and Councillor Allen who was on holiday.

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

PL 3571 None.

### TO APPROVE THE MINUTES OF THE MEETING HELD ON 18 FEBRUARY 2016:

PL 3572 Resolved unanimously to approve the minutes of the meeting held on 18 February 2016.

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

PL 3573 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.

95810/16

2 Harrison Street

Demolition of existing building and erection of a three storey building comprising 4no. one bedroom flats and 5no. two bedroom flats together with associated parking.

There had been one objection from the neighbouring garage business on grounds of additional traffic, parking and impact on their business. Highways have requested that the Council's parking standards are met in full for this application and that the applicant must fund a review of parking needs in the area with a view to promoting waiting restrictions on Harrison Street to encourage the use of the car park by residents and

following completion of the development that the footway and carriageway should be repaired/re-surfaced by the Highway authority. A recommendation had also been made for an emergence bat survey to be undertaken during the bat activity season to rule out the use of the building by roosting bats.

Although there was some concern about the proposal to put residential units in a mainly industrial area, but Members were of the opinion that the proposed development would improve a brownfield site and bring the area back to life again.

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

95834/16

2-4 Scholes Bank

Change of use of part ground floor No 4 from residential to hairdressers including opening up party wall with No 2 relocation of kitchen/diner No 4 to create self contained flat.

There had been no objections and Members were pleased to support this successful business with its expansion plans.

Resolved by 10 votes to 0 with 1 abstention to recommend approval of this application.

95880/16

33 Greenstone Avenue

Erection of part two storey/part first floor extension at side and single storey extension at front.

There had been no objections. Highways had commented that the existing floorplan showed that the garage has been converted to a habitable room, contrary to original planning permission, so the current application should be amended to seek retrospective permission for the conversion. Also the Council's parking standards should be met in full with 3 parking spaces to compensate for the loss of the garage and the increase in number of bedrooms to 4. The site plan should also be amended to show the 3 spaces and the necessary extension to the dropped kerb crossing.

Resolved by 10 votes to 0 with 1 abstention not to make a recommendation on this application due to the amendments requested.

95884/16

1 Cranbourne Close, Lostock

Demolition of existing greenhouse and erection of single storey extension to side and rear together with conversion of flat roof on garage and porch to pitched roof.

There had been no objections. Resolved by 10 votes to 0 with 1 abstention to recommend approval of this application.

95902/16

29 – 31 Lee Lane

Erection of 5No. internally illuminated signs and 2No. non-illuminated signs.

There had been no objections. It was confirmed that the application was replacing like for like signage following a change in name of bank. Resolved by 10 votes to 0 with 1 abstention to recommend approval of this application.

95908/16

473 Chorley New Road

Conversion of vacant residential dwelling to 4No. one bed flats together with siting of external staircase at rear.

It was not clear if the external staircase was covered but it was agreed that this would be checked as part of building regulations. It was noted that revised drawings had been provided in response to Highways comment that a bin store should be provided within the site to avoid obstruction of the highway.

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

95951/16

43 Hilton Avenue

Erection of single storey extension to side and rear.

There had been 2 objections and 1 comment with concerns about the size of the proposed extension, the impact on light to neighbouring properties, impact on privacy and view, although this is not a material planning consideration, along with possible flooding to garden and loss of sun from garden.

Resolved by 9 votes to 0 with 2 abstentions to recommend approval of this application.

95953/16

24 Medway Drive

Erection of access ramp and platform to front of dwelling.

There had been no objections. Resolved by 10 votes to 0 with 1 abstention to recommend approval of this application.

95955/16

7 Berne Avenue

Retention of timber decking to rear of property.

There had been 1 objection from a next door neighbour on grounds that the height of the decking and fence has taken light from their back room. Some Members felt that this was an enormous structure and that more consideration should have been shown to neighbours. In response to a query it was confirmed that this was a retrospective application following enforcement action. The view was expressed that there were other similar developments in the area and these had been built to compensate for steep sloping rear gardens.

Resolved by 9 votes to 0 with 2 abstentions not to comment on a retrospective planning application.

95962/16

22 Ox Hey Lane, Lostock

Erection of a first floor side extension over existing garage and conversion of conservatory to sun lounge with flat roof.

There had been no objections. Resolved by 10 votes to 0 with 1 abstention to recommend approval of this application.

95980/16

Iceland Frozen Foods, Mason Street

Outline application for the erection of light industrial buildings (Class B1) comprising 6No. units together with parking for 11No. vehicles (all matters reserved)

There had been 1 objection on grounds of increased traffic, highway safety and loss of trees providing screening. Highways had commented that the area where units 4 -6 would be located is a well used turning circle for HGVs accessing the Iceland loading bay and the loss of this area would result in HGVs having to manoeuvre and reverse back into the loading bay which could also result in queuing back to the highway and would be detrimental to highway safety. The Tree and Woodland Officer had commented that the group of 15 silver birch trees situated on the proposed site are an important screen to the Iceland building for nearby residential properties whose outlook would be affected by the development. The Planning Officer had advised that if Officers were to recommend approval then the application would go to Planning Committee.

Resolved by 10 votes to 0 with 1 abstention to recommend refusal of this application on grounds that it would be detrimental to public and highway safety and loss of trees.

95994/16  
256 Chorley New Road  
Erection of 2 internally illuminated fascia signs, 1 internally illuminated hanging sign and 1 non illuminated window film sign.

There had been no objections. Resolved to recommend approval of this application by 10 votes to 0 with 2 abstentions.

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

PL 3574      95486/15  
Land at rear Leicester Avenue and Berne Avenue. Erection of 22 no Residential dwellings including landscaping and details of improved access off Leicester Avenue.

Recommended for refusal at Horwich on grounds of loss of greenspace/ play area and highway safety and access concerns. Approved with conditions by Bolton.

**CORRESPONDENCE: for information only:**

PL 3575      None.

**TO CONFIRM THE DATE OF THE NEXT MEETING AS 21 APRIL 2016:**

PL 3576      Resolved unanimously to confirm the date of the next meeting as 21 April 2016.

**OTHER PLANNING MATTERS; for information only**

PL 3577      Bolton Council: notification of temporary road closure Winter Hey Lane on 4 April 2016 for one day for telecom installation.

The Chairman thanked everyone for their attendance and the meeting closed at 8.35 pm

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

