

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 21 April 2016 commencing at 7.25 pm

PRESENT: Councillors: K. Denton (in the Chair) B. Allen, G. Atkinson, M. Brady, J. Bullock, S. Chadwick, P. Holmes, M. Jarvis, J. Kellett, K. McKeon, S. Rock, C. Root, K. Schofield, P. Wright.  
Town Clerk, C. Hutchinson.  
Jon Gorton, Bolton Community Leisure Trust  
27 members of the public

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3578 Councillor Denton outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3579 Resolved to accept the apology for lateness from Councillor McKeon.

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

PL 3580 None.

TO APPROVE THE MINUTES OF THE MEETING HELD ON 24 MARCH 2016:

PL 3581 Resolved to approve the minutes of the meeting held on 24 March 2016.

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

PL 3582 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.

96070/16

Toppings, Foxholes Road

Demolition of dwelling and erection of two detached dwellings.

There had been 29 letters of objection from residents on the grounds that the proposed 2 dwellings are unacceptable on this site which is small and will be overdevelopment of the site. There would be a negative impact on the street scene and the character of the area. The proposed development would be out of character with the conservation area and impact on the neighbouring residents with a loss of privacy. There had also been concerns expressed regarding unsafe access, lack of parking, impact on wildlife and highway and pedestrian safety concerns associated with construction traffic, as well as the concern that this

development would set a precedent in the area.

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

Mr Andrew Scholar on behalf of the residents who had raised objections to this application spoke about the need to preserve and enhance the conservation area. Members were reminded of another similar previous application which had been refused and that it was important to show consistency when making a recommendation.

Resolved to move back into Committee.

Members accepted that there was a strong body of opinion against this development and resolved by 11 votes to 0 with 2 abstentions to recommend refusal of this application on grounds of overdevelopment of the site and being detrimental to the conservation area and the amenity of local residents.

96060/16

179 Lee Lane

Change of use from vacant restaurant to micro pub

There had been 2 objections from a next door neighbour and a nearby pub on grounds of noise, odour and disruption, parking problems and anti social behaviour. There had been 2 letters of support from a local resident and a local brewery.

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

The applicant informed Members that the business would retail local artisan craft beers and wines and use local suppliers and businesses. The majority of business would be via retail/ internet sales with only 30% sold on site. It was a completely different business to a normal pub, with opening hours until 11.30pm and enhancing the variety of places to visit in the evening in Horwich. The applicant intended to re-submit the application with a change of description and additional information as to how the proposal would operate.

Resolved to return to Committee.

Resolved by 11 votes to 0 with 2 abstentions to recommend approval of this application.

96091/16

179 Lee Lane

Siting of 1no externally illuminated fascia sign.

Resolved by 11 votes to 0 with 2 abstentions to recommend approval of this application.

96141/16

Horwich Leisure Centre, Victoria Road

Part A – Full application – erection of new leisure centre following demolition of existing car park

Part B – Outline application (all matters reserved) – erection of primary care centre following demolition of existing leisure centre

There had been 39 letters of objection to both applications on grounds of lack of parking, impact on street parking in surrounding area, impact on the amenity of neighbouring residents, concerns about the design and light pollution, loss of trees, closure/diversion of Station Park footpath. Also size of proposed facility as being too small, especially pool viewing gallery, reduction in badminton courts, loss of café and squash courts, no health spa, sports hall too small and lack of consultation prior to submission of planning application.

Resolve to move out of Committee to allow members of the public to speak.

Several members of the public representing local residents and users of the current Leisure Centre expressed concerns on the issues detailed in the objections and that these had also been raised at the public meeting which had taken place on the 11 April.

The main concerns were regarding the proposed reduction in facilities and the lack of parking. The view was expressed that the transport assessment carried out did not accurately reflect usage of the existing car park. It was felt that the reduction in size of the proposed centre was not acceptable when bearing in mind the expected increase in population in Horwich over the next 10 – 15 years. A representative from the swimming club acknowledged that some of the concerns raised had been addressed but that problems had occurred due to lack of public consultation as people were worried that the facilities were being reduced.

Jon Gorton representing Bolton Community Leisure Trust stated that the area of the proposed leisure centre was 4.5 sq m compared to the existing 6.5 sq m which included 1 sq m of plant room and also unused space and corridor areas. The new centre would include less plant space and consist of multiple flexible spaces following assessment of both existing and future activities, including accommodation of swimming galas. The claim of lack of consultation was challenged, stating that the proposal was made public in June 2015 with 2 public open evenings held prior to submission of the planning application where over 400 people made

comments, both negative and positive. There had been no representation to look at an alternative site until now. It was expected that construction would not start on the footprint of the new centre until September which would leave enough time to make amendments to final plans and take into account the issue of insufficient parking.

Representatives from local hockey and rounders clubs expressed concerns about the proposal to change the existing astro turf pitch on Old Station Park to a 3G pitch for football. While it was confirmed that this was not part of the current application, full support for womens' sports was acknowledged along with concerns about recent research on the possible health effects of 3G pitches.

Resolved to return to Committee.

Some Members expressed the view that either another location would be more suitable or that the existing centre should be fully refurbished and expressed concerns about lack of parking and the knock on effect on neighbouring residents and the town centre. Other Members held the view that Horwich was fortunate to get investment when other leisure centres in the borough were being run down and expressed concern that an offer of progressive investment in the local community was being met with so many negative comments. However it was accepted that there had been a lack of public consultation and that the planners/ developers need to be fully aware of and take into account the opinions of the local community prior to the start of development.

Resolved by 9 votes to 0 with 4 abstentions to recommend refusal of this application on grounds of lack of public consultation with a request for full consultation with centre users and the wider community before any further plans come back to Council for consideration.

Members of the public were thanked for their attendance and comments on all three applications.

95972/16

8 Cranborne Close, Lostock

Erection of single storey extension together with new pitched roof over existing flat roof.

There had been no objections. Resolved by 10 votes to 0 with 3 abstentions to recommend approval of this application.

95975/16

11 Chorley New Road

Change of use from residential (Class C3) to retail (Class A1) together with

installation of large shop window, sign and shutters to front and erection of door to rear.

There had been 4 objections from neighbouring residents on grounds of impact on residential amenity, additional traffic, highway safety, lack of parking, increase in noise, waste, vermin, litter, anti-social behaviour. There were concerns about the installation of windows and shutters being out of character with a Victorian row and concerns about licensing. Highways had commented that the proposed change of use was likely to lead to increased competition for a limited amount of available on street parking.

Resolved by 11 votes to 0 with 2 abstentions to recommend of this application as being inappropriate development in a residential area.

96027/16

567 Chorley New Road

Erection of 2no two bedroom apartments and 1no one bedroom apartment (amendment to approval 91843/14).

This was an amended application to the original which was for three one bedroom apartments above the retail units on the former Greenwood site. There had been no objections. Resolved to recommend approval of this application by 11 votes to 0 with 2 abstentions.

96036/16

73-74 the Linkway

Siting of 3no internally illuminated fascia signs and 1no hoarding board sign.

There had been no objections. Resolved by 11 votes to 0 with 2 abstentions to recommend approval of this application.

96037/16

25 Hazel Pear Close

Retention of one dwelling without complying with condition 4 on planning application 69777/14 (to convert the integral garage into functional room).

There had been no objections. There were no highway objections subject to the retention of the two existing car parking spaces. Resolved by 11 votes to 0 with 2 abstentions to recommend approval of this application.

96041/16

3 Blandford Rise

Erection of single storey extension to side and rear together with conversion of flat roof to pitched roof on existing single storey extension.

There had been 7 objections from neighbouring properties on grounds

that the proposals were too large, projecting beyond the existing building line, out of character with the area, poor roof design, concerns about highway visibility and that the fencing would be out of character and detract from the character of the open plan estate.

Resolved by 11 votes to 0 with 2 abstentions to recommend refusal of this application on grounds of size and being out of character with the area.

96076/16

Lower House Farm, Mansell Way

Listed building consent for internal alterations including erection of new partition walls, installation of kitchen and shower room.

There had been no objections. Members were informed that the application was for the internal alteration of stud partition walls within a listed building with the external design of the building remaining unchanged, with retention of original heritage items and all additions temporary and removable. Resolved by 11 votes to 0 with 2 abstentions to recommend approval of this application.

Councillor McKeon arrived at this point.

96078/16

99 Pennine Road

Erection of single storey extensions to front and rear.

There had been no objections. Resolved to recommend approval of this application by 12 votes to 0 with 2 abstentions.

96082/16

25 Brightwater

Erection of single storey extension at front and two storey extension at rear.

There had been no objections. Resolved to recommend approval of this application by 12 votes to 0 with 2 abstentions.

96138/16

Meadow Bank, Chorley Old Road

Erection of single storey extension to side and porch to front.

There had been no objections. Resolved to recommend approval of this application by 12 votes to 0 with 2 abstentions.

96165/16

73 St Leonards Avenue, Lostock

Erection of part two storey/part single storey extension to front.

side and rear.

There had been 1 objection on grounds of being overbearing, overhanging party boundary with overshadowing and terracing effect. Resolved by 12 votes to 0 with 2 abstentions to recommend refusal of this application on grounds of the size and intrusive design of the proposed development.

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

PL 3583           None.

**CORRESPONDENCE: for information only:**

- PL 3584           a.   Stuart Whittle, Horwich Heritage: correspondence with Helen Williams re planning application 93138/14
- b.   Bolton Council: notification of various road closures for Horwich Civic events programme 2016
- c.   Bolton Council: notification of community right to bid – the Bridge Inn, 121 Church Street, Horwich
- d.   Bolton Council: notification of resurfacing work on Moorland Drive commencing week beg 18 April 2016
- e.   Bolton Council: notification of resurfacing work on Sefton Lane/Old Greenwood Lane/Carlton Grove/Hollowell Lane, Horwich week beg 18 April 2016
- f.   Bolton Council: notification of temporary road closure Lee Lane/ Church Street, Horwich for triathlon event on 1 May 2016

**TO CONFIRM THE DATE OF THE NEXT MEETING AS 19 MAY 2016:**

PL 3585           Resolved to confirm the date of the next meeting as 19 May 2016.

**OTHER PLANNING MATTERS; for information only**

PL 3586           None.

The Chairman thanked everyone for their attendance and the meeting closed at 8.45 pm

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

