

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 19 May 2016 commencing at 7.42 pm

PRESENT: Councillors: M. Jarvis (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.
Councillor A. Cunliffe, Bolton Ward Councillor
Ged Kelly, Capital Programme Manager, Bolton Council Childrens' and Adult Services
John Goudie, Wilmot Dixon Contractors
10 members of the public

TO APPOINT THE CHAIR OF THE PLANING COMMITTEE FOR 2016 – 2017:

PL 3586 Proposed by Councillor Kellett, seconded by Councillor McKeon and resolved to appoint Councillor Jarvis as Chair of the Planning Committee for 2016 – 2017.

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3587 Councillor Jarvis outlined the procedure.

TO APPOINT THE DEPUTY CHAIR OF THE PLANNING COMMITTEE FOR 2016 – 2017:

PL 3588 Proposed by Councillor Root, seconded by Councillor Kellett and Resolved to appoint Councillor Denton as Deputy Chair of Planning for 2016 – 2017.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3589 Resolved to accept apologies from Councillors Allen, Atkinson and Denton 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 3590 None.

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

PL 3591 Resolved to approve the minutes of the meeting held on 21 April 2016.

CONSULTATION DOCUMENT FOR INFORMATION AND COMMENT: BOLTON COUNCIL SUSTAINABLE DESIGN AND CONSTRUCTION SPD:

PL 3592 Resolved to note the document without comment.

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

PL 3593 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.

96467/16

Claypool Primary School, Salisbury Road Road

Erection of single storey extension to form additional classroom together with siting of portable cabin for duration of proposed works and use as temporary classroom.

It was noted that Highways had commented that the proposal is likely to exacerbate existing on street parking problems in the vicinity at school start and finish times. Councillor Silvester had requested that a condition is attached to any approval for a traffic management/travel plan to promote a reduction in car journeys by parents and staff, owing to residents' concerns about increased street parking in the area.

Resolved to move out of Committee to allow members of the public present affected by the application to speak.

Several local residents expressed their concerns about increased traffic congestion, additional noise disturbance, fire risk from temporary portakabin and access/egress problems for emergency vehicles..

Resolved to move back into Committee.

While it was accepted that there was an urgent need for additional primary school places in Horwich, Members recognised the residents' concerns and supported the request for a traffic management plan. Resolved by 8 votes to 1 with 2 abstentions not to make a recommendation on this application and request that Bolton Council consider residents' concerns and develop a traffic plan, including consultation with emergency services regarding highway issues. Residents were advised to send individual objections to Bolton Planning.

96369/16

Junction of Georges Lane and Chorley Old Road

Improvements to visibility splay at road junction

There had been 25 objections on grounds of loss of trees in a protected woodland and the impact on the character of the conservation area. A query had been raised as to why the applicant had not raised the issue of access when the application to extend quarry operations was made in 2011. Both Green space and the Tree Officer had requested more details of the proposed extent of tree loss locations and the numbers affected.

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

to speak.

A member of the public voiced similar objections to those that had already been noted.

Resolved to return to Committee.

Resolved by 10 votes to 0 with 1 abstention to recommend refusal of this application on grounds of the loss of trees as part of a protected woodland, impact on wildlife and being detrimental to the character of a conservation area.

96323/16

Junction of Makinson Road and Matchmoor Lane

Erection of gatehouse and cantilever gate to Pilkington Quarry

Concerns had been raised from a resident of Grundy Cottages about future access due to the proposed gate. Highways have requested that the gate is removed from the proposal and although the applicant has stated that they will do this, officers have yet to receive formal confirmation.

Resolved by 9 votes to 0 with 2 abstentions to recommend refusal of this application due to highway/access concerns.

95676/16

Armstrongs Aggregates, Horwich Recycling Centre

Demolition of six buildings.

This is an increase for demolition from 3 to 6 buildings and officers have recommended that the applicant withdraws the application due to insufficient information.

Resolved by 6 votes to 4 with 1 abstention to make no recommendation on this application.

96250/16

254 Chorley New road

Retention of sign on building

There had been no objections. Resolved by 10 votes to 0 with 1 abstention to recommend refusal due to the size of the sign and distraction to drivers.

96255/16

517 Chorley New Road

Conversion of loft to provide office and staff facilities together with erection of dormer to rear..

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

96260/16

Pizza Hut, the Linkway

Erection of extension to form enlarged entrance lobby.

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

96340/16

7 Ansdell Road

Erection of single storey extensions at side and rear.

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

96364/16

23 Greenstone Avenue

Erection of front porch and first floor extension together with minor changes to rear elevation.

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

96041/16

379a Chorley New Road

Erection of front dormer (resubmission of 94597/16)

There had been no objections. No alterations had been proposed but the applicant had submitted reasons why she thought it was necessary. This application will be heard before Bolton Planning Committee on 2 June. Officers are recommending refusal as the proposal is still contrary to policy on dormers.

Resolved by 8 votes to 0 with 3 abstentions to recommend approval of this application.

96423/16

533-539 Chorley New Road

Change of use of ground floor from retail to childrens' dental practice together with change of use of first floor to form 4no self contained flats.

There had been no objections but Highways had commented that the proposed change of use would be likely to increase competition for the limited number of on street car parking spaces. However Members

welcomed the proposal for a new dental practice in Horwich.
Resolved by 10 votes to 0 with 1 abstention to recommend approval of this application.

BOLTON COUNCIL PLANNING DECISIONS FOR HORWICH: FOR INFORMATION ONLY:

PL 3594 None.

CORRESPONDENCE: for information only:

- PL 3595 a. Bolton Council: street naming application re land off Leicester Avenue
 b. CPRE Lancashire: AGM 20 May 2016 at County Hall Preston
 c. UK Onshore Oil and Gas Summit: Planning Environment on 6 July 2016
 at Manchester Conference Centre
 d. Network Rail: press release re. railway upgrade between Manchester
 and Preston.

Resolved to note the correspondence as presented.

TO CONFIRM THE DATE OF THE NEXT MEETING AS 23 JUNE 2016:

PL 3596 Resolved to confirm the date of the next meeting as 23 June 2016.

OTHER PLANNING MATTERS; for information only

PL 3597 Members welcomed Mr Ged Kelly and Mr John Goudie to the meeting who gave a brief presentation regarding the plans for the new Chorley New Road Primary School, prior to the open evening for parents and residents to be Held on 24 May at the school.

Members were pleased to learn about the additional places that would be provided in anticipation of increased demand from the Rivington Chase development and that the school had been consulted as part of the process. Mr Kelly and Mr Goudie were thanked for their attendance and consulting with Horwich Town Council.

The Chairman thanked everyone for their attendance and the meeting closed at 8.53 pm

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

