

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 23 June 2016 commencing at 7.42 pm

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

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:
PL 3598 Councillor Jarvis outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS
PL 3599 Resolved to accept apologies from Councillor Atkinson 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 3600 None.

TO APPROVE THE MINUTES OF THE MEETING HELD ON 19 MAY 2016:
PL 3601 Resolved to approve the minutes of the meeting held on 19 May 2016.

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

PL 3602 In order to reserve the right to vote on Bolton Council's Planning Committee where the decisions about planning would be made, Councillor Allen and Councillor Kellett would not take part in the discussion or voting.

96428/16
18 Old Vicarage Road
Erection of detached garden room at rear.

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

Mr Ray Wilkinson, on behalf of local residents, objected to the size and proximity of the proposed application to neighbouring properties as well as it being used for building of motorbikes and possible commercial use in the future.

Resolved to move back into Committee.

Members were informed that this application would be heard at Bolton Planning Committee on 28 July and a site visit had been requested. There had been 4 objections received. It was noted that the query about landlord permission was not a planning consideration. Members expressed concern about the size of the proposed building and its relationship to neighbouring properties and the difference in gradient and shared residents' concerns about the use of the building, although it was noted that any change to future commercial use would have to be requested separately.

Resolved to recommend refusal of this application on grounds of being detrimental to neighbouring properties due to size and proximity.

96546/16

Mere Brow, Chorley Old Road

Demolition of existing and erection of new residential dwelling.

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

Mr Brian Tomkins objected to the application on behalf of neighbouring residents on grounds of proposed loss of an Edwardian style building which was over 100 years old which contributed to the character of the conservation area. It was felt that that the proposed new dwelling was excessive in plot size and width and would dominate the landscape, covering 2 – 3 times the footprint of the current property. There were also concerns about proposed access from Gingham Brow and loss of trees.

The applicant Mr Wroe informed Members that the reason for demolition and a rebuild was due to the dilapidated and inefficient condition of the interior of the existing property. He was looking at the proposed footprint with a view to reducing the size and confirmed that the Tree Officer had welcomed the proposals.

Resolved to return to Committee.

Members expressed the view that the proposed dwelling was completely out character, too large and not in keeping with the conservation area and would prefer to see the existing dwelling renovated and preserved.

Resolved to recommend refusal of this application on grounds of inappropriate development in the conservation area.

95676/16

Armstrongs Aggregates, Horwich Recycling Centre

Demolition of six buildings.

Members were informed that the applicant has provided the information requested rather than withdrawing the application. It had been confirmed that a pre-demolition archaeological photographic record of all buildings to be demolished had been commissioned. The application would be heard at Bolton Planning Committee on 30 June.

Councillor McKeon left the meeting at this point.

While there was general acceptance that the buildings would have to be demolished to allow progress on the site, some Members disputed the accuracy of the list of the buildings proposed for demolition. It was confirmed that this information was included in the officer's report available on the planning website, a copy of which had been downloaded by the Town Clerk. Noted that any discrepancy could be brought to the attention of Bolton Planning Committee on 30 June when the application was due to be heard.

Resolved to recommend approval of this application.

96485/16

1 The Kilphin, Lostock

Erection of first floor extension to front, side and rear together with conversion of garage to form habitable space

There had been 1 objection on grounds of overlooking, loss of privacy and garage not in keeping. Resolved to recommend refusal due to overdevelopment and loss of garage.

Councillor Denton left the meeting at this point due to another commitment.

96528/16

1 Harcourt Mews

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

There had been no objections. Resolved to recommend approval of this application.

96547/16

First and second floors, 47 Lee Lane

Change of use from storage to one two bedroom flat

There had been no objections. Resolved to recommend approval of this application.

96554/16

17 Avonhead Close

Demolition of existing porch and erection of two storey front extension.

There had been no objections. Resolved to recommend approval of this application.

96568/16

3 Blandford Rise, Lostock

Erection of pitched roof to existing porch and garage at front together with single storey extension at side and rear.

There had 1 objection on grounds of size of extension, pitched roof, high fence and loss of light from garden. Members were of the opinion that the plot was large enough to accommodate the proposed extension.

Resolved to recommend approval of this application.

96582/16

63 Ainsworth Avenue

Erection of single storey extension at rear

There had been no objections. Resolved to recommend approval of this application.

96587/16

73 St Leonards Avenue, Lostock

Erection of part two storey/part single storey extension to front, side and rear including integral garage and conversion of detached garage to playroom (resubmission of 96165/16)

There had been 1 objection. Resolved to make no comment on this application due to ongoing highway issues.

96597/16

1049 Chorley New Road, Lostock

Continued change of use from garage forecourt to hand car wash service

There had been 2 objections on ground of cars parking in the road, highway and pedestrian safety, blocking of next door's driveway and the noise from the jet spray.

Resolved not to make any comment on this application due to ongoing highway issues

96614/16

76 Church Street

Alterations to roof and windows on front and rear elevations.

There had been no objections however Members supported the continued protection of this historic building, formerly the Police Station which was located in the conservation area.

Resolved to recommend refusal of this application on grounds of it being out of character and detrimental to the conservation area.

96625/16

Former Queens Head, 249 Lee Lane

Change of use from former public house into 3no residential dwellings.

There had been no objections. Members welcomed proposed improvements to the former pub which had been left to deteriorate for several years and were pleased to see that the existing structure would be used and the external fabric maintained.

Resolved to recommend approval of this application.

96627/16

349 Chorley New Road

Proposed conversion of outbuilding to A1 use with residential accommodation above including extending to raise the height and create main road frontage.

There had been no objections. Resolved to recommend approval of this application.

96670/16

Former Bolton Community College Horwich Campus, Victoria Road

Reserved matters application for the erection of 130 dwellings together with associated access, landscaping and infrastructure

There had been no objections. Councillor Chadwick declared a personal interest as a member of Friends of Horwich Football. It was noted that outline planning permission had already been granted. Some Members expressed concern about the effect further housing development would have on transport and traffic, along with loss of recreational facility and issues regarding the flood report that had been submitted by the developers.

Proposed and seconded to recommend refusal of this application on grounds of traffic/highway concerns and loss of facility. The proposal was voted on, 4 votes for, 5 against with 2 abstentions and not carried. No further proposal was made.

96678/16

602 Chorley New Road

Change of use from retail (Class A1) to restaurant (Class A3)

There had been no objections. Highways had commented that due to limited off road parking there is the potential for overspill car parking on the surrounding roads, to the detriment of residents.

Resolved to recommend refusal of this application due to highway concerns regarding insufficient car parking.

96683/16

7 Berwyn Close

Erection of single storey rear and side extension.

There had been no objections. Resolved to recommend approval of this application.

96722/16

Rydal Mount, Princess Road, Lostock

Erection of single storey rear extension and porch to front.

There had been no objections. Resolved to recommend approval of this application.

BOLTON COUNCIL PLANNING DECISIONS FOR HORWICH: FOR INFORMATION ONLY:
PL 3603

95975/16

11 Chorley New Road

Change of use from residential (C3) to retail (A1) together with installation of large shop window, sign and erection of door to rear.

Horwich recommended refusal on grounds of inappropriate development in a residential area. Approved with conditions by Bolton.

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.

Horwich recommended refusal on grounds of lack of public consultation and with a request for full consultation with centre users and the wider community before any further plans come back to Council. Approved with conditions by Bolton.

CORRESPONDENCE: for information only:

- PL 3604 a. Complaint to Planning Enforcement re Boundary Bungalow, Chorley Old Road
 b. Rivington and Brinscall LAG June: United Utilities ranger report
 c. Chorley Council: Central Lancashire Gypsy and Travelling Show People Local Plan –issues and options consultation document

Resolved to note the correspondence as presented.

TO CONFIRM THE DATE OF THE NEXT MEETING AS 21 JULY 2016:

- PL 3605 Resolved to confirm the date of the next meeting as 21 July 2016.

OTHER PLANNING MATTERS; for information only

- PL 3606 None

The Chairman thanked everyone for their attendance and the meeting closed at 8.59 pm

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