

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 21 July 2016 commencing at 7.42 pm

PRESENT: Councillors: J. Bullock (in the Chair), M. Brady, S. Chadwick, P. Holmes, J. Kellett, K. McKeon, S. Rock, C. Root, K. Schofield, P. Wright.  
Town Clerk, C. Hutchinson.  
Councillor Ann Cunliffe, Bolton Ward Councillor  
28 members of the public  
1 member of the press

TO APPOINT A CHAIRPERSON IN THE ABSENCE OF BOTH THE CHAIR AND DEPUTY CHAIR OF THE PLANNING COMMITTEE:

PL 3607 Proposed by Councillor Root, seconded by Councillor Rock and resolved to appoint Councillor Bullock as Chairperson in the absence of both the Chair and Deputy Chair of the Planning Committee.

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE:

PL 3608 Councillor Bullock outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3609 Resolved to accept apologies from Councillors Atkinson, Denton and Jarvis 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 3610 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 23 JUNE 2016:

PL 3611 Resolved to approve the minutes of the meeting of the Planning Committee held on 23 June 2016.

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

PL 3612 In order to reserve the 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.

96783/16

Toppings, Foxholes Road

Demolition of dwelling and erection of two detached dwellings..

Resolved to move out of Committee to allow members of the public

present affected by the application to speak.

Mr Geoff Lever, speaking on behalf of the applicant informed Members that consultation had taken place with Bolton Planning and while mindful of its location in the conservation area, the current poorly built dwelling had reached the end of its useful economic life and was in need of re-building. He remarked on the diversity of architectural styles in the area and the applicant's wish to re-build in manner that was sympathetic to the street scene.

Mr Andrew Scholar, speaking on behalf of a large number of local residents, objected to the proposed application by reason of compliance and consistency stating that the development did not comply with Bolton's Core Strategy as two x 2 storey buildings represented overdevelopment, however there would be support for one dwelling on the site. It was felt that there was little difference between this and the previous application. There had been some changes to the footprint but no apparent difference of the overall design of the two dwellings. There were also concerns about the width of the road and the hazardous turning circle which would present problems for other road users.

Resolved to move back into Committee.

Members were informed that this application would be heard at Bolton Planning Committee on 28 July. There had been 28 letters of objection and one petition containing 61 signatures. Members agreed that the new proposals had not significantly changed and that one dwelling would be more sympathetic and in keeping with the Conservation Area. There were also concerns about highway safety due to increased traffic.

Resolved to recommend refusal of this application on grounds of over development and being out of character to the neighbourhood and failing to conform to the requirements of the Wallsuches Conservation Area with a request for a site visit before 28<sup>th</sup> July.

Mr Lever, Mr Scholar and other members of the public were thanked for their attendance.

96847/16

Meadow Way, Fleet Street

Erection of extension to existing garage and linking garage to main dwelling. Single storey extension at rear and first floor extension at rear with juliette balcony.

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

Mr Keith Pemberton and Mr Geoff Lawrence objected to the application on behalf of neighbouring residents on grounds of not confirming to conservation area policy. The proposed development was too large, out of keeping with the area, was overbearing and would affect the privacy of neighbours, with specific concerns about the height of the extension and its impact on the street scene. It was felt that a more sensitive and less intrusive plan should be submitted.

Resolved to return to Committee.

Members expressed the view that the proposed dwelling was completely out of character, too large and not in keeping with the conservation area and that they would have preferred to see a more sympathetic re-submission of this application.

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

96618/16

427 Chorley New Road

Change of use of existing shop (Class A1) to Gymnasium (Class D2).

There had been no formal objections. Highways and Environmental Health had made comments on noise mitigation and parking matters.

Resolved to recommend approval of this application with requested Conditions.

96758/16

Boundary Bungalow, Chorley Old Road

Substitution of house type (Application 93138/14)

There had been 2 objections on grounds of size and scale being overbearing, out of scale and character and too high. Councillor Silvester had requested that the application be heard at Bolton Planning Committee if officers are minded to approve. Members expressed concerns at the size of the development and a wish to show consistency with previous applications when making a recommendations.

Resolved to recommend refusal of this application on grounds of the overbearing size and scale of the development.

96767/16

Unit 3, Pearlbrook industrial Estate

Change of use from general industry (Class B2) to day care centre for dogs (sui generis)

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

96768/16

58 The Linkway

Siting of 4no internally illuminated fascia signs.

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

96792/16

Higher Wilson Fold Farm High Rid Lane, Lostock

Erection of dwelling with parking and amenity space.

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

96819/16

Ranworth, Foxholes Road

Demolition of existing and erection of new porch at front.

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

96826/16

31 Kensington Drive

Retention of house without complying with condition 6 on planning application 27157/86 (to facilitate conversion of garage to habitable room)

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

96828/16

Unit 1, Star Lane

Installation of 3no electricity generators within an industrial unit, 3no roof mounted chimney stacks and ventilation flues, 3no external free standing electrical transformer units, 3no fan cooled radiators, a gas and electricity meter cabinet and other ancillary development

There had been no objections. Some Members expressed concern about potential noise pollution. Resolved to recommend approval of this application with a condition to include noise mitigation measures.

96837/16

The Beehive Roundabout, Mansell Way

Continued siting of 2no pole mounted free standing advertisement

boards.

There had been no objections. Highways had recommended that the signage colour/content is simple in nature and limited to sponsors' name/logo in order to reduce potential distraction to users of the public highway. Resolved to recommend approval of this application, subject to Highway's recommendations.

96840/16

Ghost Train Roundabout, Mansell Way

Continued siting of 4no pole mounted free standing advertisement boards

There had been no objections and Highways had submitted the same recommendations as per the previous application. Resolved to recommend approval of this application, subject to Highway's recommendations.

96905/16

Horwich Moor Farm, Matchmoor Lane

Importation of sub soils, inert materials and top soils (to allow future use for grazing of livestock).

There had been 1 objection on grounds that the area has been disrupted and damaged by previous tipping and also highway safety due to heavy vehicles using Matchmoor Lane. Greenspace Management had commented that heavy grazing and/or inorganic fertiliser has impacted upon the site which lies within the site of biological importance B69 Horwich Moor and agricultural management has led to the demise of the main biodiversity interest on the application site.

Resolved to recommend refusal of this application on grounds of detrimental impact on the environment.

96917/16

66 – 68 Lee Lane

Extension and alterations to subdivide ground floor into 2no retail units, change of use of ground floor (no 66) from retail to betting shop and change of use of first floor (no 66 – 68) from office to 3no self contained flats.

There had been no objections. Some Members were concerned about another betting shop in the town centre but were pleased to see investment being made to transform a building that had been an eyesore for many years.

Resolved to recommend approval of this application.

96920/16  
1 Ox Hey Close, Lostock  
Demolition of conservatory and erection of replacement conservatory

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

96927/16  
Land at the Linkway and Aspinall Way  
Variation of conditions 7, 8 and 12 on application 95190/15 (minor material amendment to siting of building and elevations, relocation of plant and reconfiguration of parking layout)

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

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

PL 3613      96401/16  
379a Chorley New Road  
Erection of front dormer (re-submission of 94597/16).

Horwich recommended approval. Refused at Bolton on grounds of being detrimental to the character and appearance of the host dwelling and the street scene and being contrary to Bolton's planning policy on house extension.

**CORRESPONDENCE: for information only:**

- PL 3614      a. Bolton Council: notice of temporary road closures various streets 14 – 18 July 2016 for Ironman UK events  
b. Bolton Council: notice of temporary road closure Telford Street from 4 August for 8 days for sewer works  
c. Emerson Group: representation to Bolton Planning re demolition of six buildings – Armstrongs Aggregates, Horwich Recycling Centre

Resolved to note the correspondence as presented.

**TO CONFIRM THE DATE OF THE NEXT MEETING AS 18 AUGUST 2016:**

PL 3615      Resolved to confirm the date of the next meeting as 18 August 2016.

**OTHER PLANNING MATTERS; for information only**

PL 3616      None

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

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

