

## HORWICH TOWN COUNCIL

A meeting of the Planning Committee will be held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 22 September 2016 commencing at 7.30pm or at the rise of Town Council.

PRESENT Councillors: M. Jarvis (in the Chair) J. Kellett, J. Bullock, K. McKeon, K Denton, S. Chadwick, P. Wright  
H. Fairclough taking the minutes

CHAIR TO OUTLINE FIRE SAFETY EVACUATION PROCEDURE:

PL 3626 The Chair outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3627 Apologies had been received from Councillors Root, Schofield, Brady, Holmes, Rock and Atkinson.  
Resolved to accept apologies 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 3628 None

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 18 AUGUST 2016

PL 3629 Resolved to approve the minutes of the Planning Committee held on 18 August 2016.

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

PL 3630 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.

97140/16

Land adjacent 14 Factory Hill, Horwich

Erection of five bedroom detached dwelling with attached garage.

A number of objections have been received regarding this planning application and the Council are of the opinion that no further development must be allowed in this area due to highway safety concerns and to protect this unique conservation area.

Resolved to recommend refusal of this application

97146/16

4 Top o'th Wallsuches, Horwich

Erection of single story front extension with balcony over.

Although there have been no objections to this application the members feel that as this is a conservation area and being a front extension that it would not be in keeping with the surrounding area. Resolved to recommend refusal of this application.

97152/16

27 Avonhead Close, Horwich

Demolition of conservatory and erection of a single story rear extension

There have been no objections and there is no increase to the actual footprint of the building. Resolved to recommend approval of this application.

97274/16

164 Lee Lane, Horwich

Demolition of conservatory and erection of two storey extension to rear.

There have been objections regarding the communal land which is a right of way and loss of light. Council resolved to defer the decision to Bolton due to insufficient information on the communal land and right of way.

97284/16

Land at Linkway and Aspinall Way, Middlebrook, Horwich

Variation of conditions 7, 8 and 12 on application 95190/15 (minor material amendment to siting of building and elevations, relocation of plant, removal of garden centre element and replacement with parking together with reconfiguration of parking layout. There being no objections it was resolved to recommend approval of this application.

97304/16

7 The Kilphin, Lostock

Erection of first floor extension at front/side/rear. There being no objections it was resolved to recommend approval of this application.

97342/16

284 Chorley New Road, Horwich

Erection of 1 no internal illuminated fascia sign. There being no objections it was resolved to recommend approval of this application.

97353/16

7 Barncroft Drive, Horwich

Erection of single storey extension at rear. There being no objections it was resolved to recommend approval of this application.

#### BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY

PL 3631

96678/16

602 Chorley New Road

Change of use from ground floor retail (Class A1) to restaurant (Class A3) including first5 floor. Horwich recommended refusal on grounds of highway concerns, about insufficient parking & detriment to nearby residential properties. Approved by Bolton with conditions.

96792/16

Higher Wilson Fold Farm, High Rid Lane, Lostock

Erection of dwelling with parking and amenity space. Horwich recommended approval. Refused by Bolton: Inappropriate development in Green Belt: Insufficient information provided re retention/diversion of public right of way Horwich 068.

96847/16

Meadow Way, Fleet Street

Erection of extension to existing and linking garage to main dwelling, single storey extension at rear and first floor extension at rear with Juliet balcony. Horwich recommended refusal on ground of inappropriate overdevelopment in the conservation area. Approved by Bolton with condition.

Resolved to note the Bolton Council Planning decisions in Horwich

The Councillors were concerned that they do not have the expertise of planning laws. Bolton has frequently overturned their decisions and they ask if it would be possible to enquire with the officer for guidance/recommendations and why.

CORRESPONDENCE: FOR INFORMATION ONLY

- PL 3632
- a) Bolton Council: notification of temporary road closure Beatrice Street 5 October 2016 for 2 days for telecom repair work
  - b) LALC: Licensing Authority North-Western Area: applications for HGV operators' licences: application from Lostock Skip Hire for increased authorisation at existing operating centre Star Vale, Star Lane, Horwich
  - c) LALC: briefing from NALC, letter from DCLG – Neighbourhood Planning Bill
  - d) NALC: community led housing survey

Resolved to note the correspondence as presented.

TO CONFIRM THE DATE OF THE NEXT MEETING AS 20 OCTOBER 2016

PL 3633 Resolved to confirm the date of the next meeting as 20 October 2016

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

PL 3634 The Councillors would like it noted that the "Neighbourhood Planning Bill" does not influence any planning applications.

The meeting closed at 8.05 pm.

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