

HORWICH TOWN COUNCIL

A meeting of the Planning Committee will be held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 24 November 2016 commencing at 7.30pm or at the rise of Town Council.

PRESENT Councillors: M. Jarvis (in the Chair) G. Atkinson, S. Chadwick,
K Denton, R. Graham, P. Holmes, J. Kellett, S. Rock, K. Schofield.
C. Hutchinson, Town Clerk
3 members of the public
1 member of the press.

CHAIR TO OUTLINE FIRE SAFETY EVACUATION PROCEDURE:

PL 3644 The Chair outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3645 Apologies had been received from Councillors M. Brady, J. Bullock,
K. McKeon, C. Root, P. Wright and an apology for early departure
from Councillor P. Holmes. 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 3646 None

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 20 OCTOBER 2016

PL 3647 Resolved to approve the minutes of the Planning Committee held
on 20 October 2016.

BOLTON COUNCIL: PUBLIC CONSULTATION ON THE DRAFT GREATER MANCHESTER SPATIAL FRAMEWORK:

PL 3648 Members felt that this was a very interesting document and
resolved that the consultation be noted.

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

PL 3649 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.

97748/16

Mere Brow, Chorley Old Road

Demolition of existing and erection of new residential building.

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

Mr Wroe who was the applicant informed Members that this was a resubmitted application as the original had been refused on grounds of inappropriate development in the Green Belt by virtue of its height and scale and loss of trees. The applicant had since submitted amendments, listing significant changes to the proposal as agreed with the Principal Planning Officer. These included reduction of volume of building and a programme of planned maintenance to trees on the plot. Mr Wroe informed Members that it was his intention to build a family home as well as trying to preserve some of the character of the existing plot.

Resolved to move back into Committee.

The Chair thanked Mr Wroe for his comments.

Councillor Holmes left the meeting at this point.

There had been one objection received on grounds that the application would have a detrimental effect on the character of Wallsuches Conservation Area as well as inappropriate development in the Green Belt.

Resolved to recommend approval of this application.

97622/16

51 Lowerbrook Close

Erection of part single part two storey extension at side.

There had been no objections. Highways had commented that 3 off road parking spaces would be necessary to support this level of development.

Resolved to recommend approval of this application with the condition requested by Highways.

97642/16

58 Gresley Avenue

Erection of first floor extension over existing garage and two storey extension at side.

There had been no objections. Highways had commented that the applicant would need to submit amended information to indicate that 3 off road parking spaces would be provided to support this level of development

Resolved to recommend approval of this application, subject to the condition requested by Highways.

97709/16

75-81 Winter Hey Lane

Siting of 1No illuminated fascia logo, 1No internally illuminated projector, 1No internally illuminated logo and 1No non-illuminated wall mounted aluminium panel

There had been no objections. It was resolved to recommend approval of this application.

97710/16

Co-Op, Chorley New Road

Siting of 1No illuminated fascia logo, 2No non illuminated wall mounted aluminium panels and 1No internally illuminated totem

There had been no objections and one letter of support. Resolved to recommend approval of this application.

97722/16

69/69A Winter Hey Lane

Change of use from retail (class A1) to offices (class A2) together with change of use of 69A Winter Hey Lane (first floor) from self-contained flat (C3) to offices (A2) and incorporating back into 69 Winter Hey Lane

There had been one objection on grounds of lack of parking in the area. Members were pleased to see the expansion of a successful local business.

It was resolved to recommend approval of this application.

97733/16

Land at Walker Fold Road, Bolton

Change of use of land to provide 60No permanent car spaces, disabled parking bays with accessible footpaths and temporary car parking to be used during occasional seasonal events. Facilities to also include location for a mobile pop-up visitor centre, secure

gating, benches and electrical hook up points (for Woodland Trust use)

There had been seven objections on various grounds including inappropriate development in the Green Belt, road safety concerns, on-road parking issues and possible impact on bio diversity of the site.

Members expressed concerns about traffic safety as the proposed location was on a stretch of road with a 60 mph speed limit. Highways had commented that based on traffic and speed count and accident records for the surrounding highway that had been submitted as part of the application, the proposed car park would have limited impact on the operational capacity of the highway and pose limited road safety implications.

It was resolved to recommend approval of this application, subject to satisfactory traffic calming measures.

97769/16

427 Chorley New Road

Change of use of former MoT and vehicle service bay to gymnasium/fitness centre

There had been two objections on grounds of lack of on site parking. This was a resubmission of a previous application and the applicant had now increased the number of parking spaces from 10 to 17. Some Members expressed concern about traffic safety on the site and access as the entrance would be shared with an existing petrol station. It was suggested that the use of a one way system would minimise potential danger.

Resolved to recommend approval of this application.

97780/16

8 Beaumont Avenue

Erection of single storey extension and porch at front together with replacement of flat roof with pitched roof over existing two storey extension at side

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

97782/16

Montcliffe Quarry, Georges Lane

Variation of condition 2 on planning approval 72520/05 (to remove deadline for commencement of restoration to allow the remaining permitted reserves within Montcliffe Quarry to be fully worked and the site progressively restored) Mineral extraction shall cease in 2033 as opposed to 2021

There had been one objection on grounds of continued increase in traffic on local roads. Members expressed concern at the length of the time extension being requested.

Resolved to recommend refusal of this application on grounds of detriment to the amenity of local residents and continued increase in HGV traffic on local roads.

97783/16

Land at Walker Fold Road, Bolton
Siting of 2No advertisement boards

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

97814/16

Tesco Superstore, Mansell Way
Siting of 10No non illuminated window vinyl

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

97821/16

19-21 the Linkway
Siting of 2No internally illuminated fascia signs and 1No non illuminated vinyl sign

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

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY
PL 3650 97140/16

Land adjacent 14 Factory Hill
Erection of four bedroom detached dwelling. Recommended for refusal at Horwich on grounds of highway safety concerns and protection of conservation area. Approved at Bolton with conditions to address highway safety matters, protection and

retention of trees and safeguarding of amenity of neighbouring residents.

CORRESPONDENCE: FOR INFORMATION ONLY

- PL 3651
- a) Bolton Council: Bolton (Vale Avenue, Horwich) (proposed 20 mph speed limit) Order 2016.
 - b) Bolton Council: Leicester Avenue, Horwich: Scheme – proposed waiting restrictions
 - c) Bolton Council: Sustainable Design and Construction SPD
 - d) Bolton Council: notification of temporary road closures for Remembrance Day Parades
 - e) Horwich Heritage: comments re planning application for former Police Station, Church Street.

Resolved to note the correspondence as presented.

TO CONFIRM THE DATE OF THE NEXT MEETING AS 22 DECEMBER 2016

- PL 3652
- Resolved to confirm the date of the next meeting as 22 December 2016

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

- PL 3653
- None.

The meeting closed at 8.13 pm.

Chairperson Date.....