

HORWICH TOWN COUNCIL

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

PRESENT Councillors: M. Jarvis (in the Chair) M. Brady, J. Bullock,
S. Chadwick, K Denton, R. Graham, P. Holmes, J. Kellett, S. Rock,
C. Root, K. Schofield.
C. Hutchinson, Town Clerk

CHAIR TO OUTLINE FIRE SAFETY EVACUATION PROCEDURE:

PL 3654 The Chair outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3655 Apologies had been received from Councillors G. Atkinson, K.
McKeon and P. Wright. 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 3656 None

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 24 NOVEMBER 2016

PL 3657 Resolved to approve the minutes of the Planning Committee held
on 24 November 2016.

NATURAL ENGLAND: WEST PENNINE MOORS SITE OF SPECIAL SCIENTIFIC INTEREST
(SSSI), LANCASHIRE, GREATER MANCHESTER: NOTIFICATION UNDER SECTION 28C
(ENLARGEMENT) OF THE WILDLIFE AND COUNTRYSIDE ACT 1981

PL 3658 Members welcomed the recognition of the West Pennine Moors as
an SSSI and it was hoped that consideration of the requirements
of working farmers in the area would continue.

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

PL 3659 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.

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.

97853/16

Hole Hill Farm, Matchmoor Lane

Demolition of existing redundant agricultural buildings, conversion of existing barn to form one dwelling and construction of 4 additional dwellings with associated car parking and garages.

There had been 4 objections on grounds that the development was contrary to Green Belt policy, the design of the dwellings was not in keeping with the area, concerns about loss of footpath routes, congestion on Edge Lane and effect on the water supply in the area.

Highways had requested amendments to the application including widening of access at the junction with Edge Lane. Greenspace had commented that a bat survey would be required and that any demolition or clearance should take place outside the bird nesting season. Rights of Way had confirmed that the line of public footpaths 44 – 46 lead through the application site and would be affected by any development. Retention of existing rights of way had been advised. Ramblers Association had commented that they would welcome sympathetic development of the site on the condition that public rights of way are protected.

Members were of the opinion that this was inappropriate and excessive development in the Green Belt and not in keeping with the area and that they would prefer to see improvements to the existing building as this would benefit agriculture.

Resolved to recommend refusal of this application.

97871/16

66 Lee Lane

Siting of satellite dish on roof together with pole mounted TV aerial and 2no external air conditioning condenser units at rear.

97872/16

Siting of 2no internal illuminated fascia and 1no internally illuminated projecting signs.

There had been no objections to either application at the same location. Resolved to recommend approval of both applications.

97883/16

39 Wallsuches

Installation of timber doors to the front and rear elevations of the existing car port and alterations to the existing front boundary wall and driveway.

There had been 2 objections. Highways had commented that it had no objections to the proposals. Resolved to recommend approval of this application.

97888/16

Land at Dickinson Street West

Erection of 3No dwellings

There had been no objections. It was confirmed that there had been a previous application approved for the erection of 5 dwellings on this site. Members welcomed this development on a brownfield site as an improvement to the area. Resolved to recommend approval of this application.

97940/16

23 Chorley New Road

Change of use from retail to gymnasium.

There had been no objections. Highways had requested further details of parking and turning capacity within the curtilage of the site. Resolved to recommend approval of this application.

97950/16

46 Lee Lane

Erection of two storey extension at rear

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

97962/16

48 Lee Lane

Erection of two storey extension at rear

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

97973/16
3 Hopwood Avenue

There had been no objections. Highways had commented that the proposed development would impact on parking provision for the property and that the applicant would need to provide a plan indicating 2 viable off road parking spaces.

Resolved to recommend approval of this application, subject to the provision of satisfactory amended information regarding parking spaces.

98021/16
Mirwood, Fleet Street
Demolition of garage and erection of part single storey/ two storey extension to front, side and rear.

There had been no objections. Some Members expressed concerns at inappropriate over development in the conservation area, while others commented that this was one of several properties in this area with a large garden area. It was noted that it was difficult to see the actual size and scale of the development from the information that was available.

Resolved to recommend approval of this application.

98073/16
3 Balmoral Close
Erection of single storey extension at front.

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

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY
PL 3660

96759/16
Boundary Bungalow, Chorley Old Road
Substitution of house type. Recommended for refusal at Horwich on grounds of inappropriate overdevelopment in the conservation area. Approved at Bolton.

97458/16
349 Chorley New Road
Conversion and change of use of outbuilding to retail (Class A1) including erection of part two storey/part first floor extension to

provide new shop front and two self-contained flats.
Recommended for approval at Horwich. Refused at Bolton on grounds of overdevelopment, highway safety and parking issues and considered to be of detriment to the amenity of neighbouring residents.

CORRESPONDENCE: FOR INFORMATION ONLY

- PL 3661
- a) Bolton Council: Greater Manchester Spatial Framework consultation – notice of dates and locations of local drop in sessions.
 - b) Bolton Council: Nuttall Avenue – notice of carriageway resurfacing starting 12 December 2016.
 - c) Bolton Council: Sustainable Design and Construction SPD
 - d) CPRE Lancashire: notification of meeting on draft Greater Manchester Spatial Framework Plan.

Resolved to note the correspondence as presented.

TO CONFIRM THE DATE OF THE NEXT MEETING AS 19 JANUARY 2017

- PL 3662
- Resolved to confirm the date of the next meeting as 19 January 2017.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

- PL 3663
- It was noted that further information was available regarding the Greater Manchester Spatial Plan.

The meeting closed at 8.10 pm.

Chairperson Date.....