

HORWICH TOWN COUNCIL

A meeting of the Planning Committee will be held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 23 February 2017 commencing at 7.30pm or at the rise of Town Council.

PRESENT Councillors: M. Jarvis (in the Chair) J. Bullock, S. Chadwick,
K Denton, R. Graham, P. Holmes, J. Kellett, S. Rock,
C. Root, K. Schofield, P, Wright
C. Hutchinson, Town Clerk
C. Morris, Assistant Town Clerk
3 members of the public

CHAIR TO OUTLINE FIRE SAFETY EVACUATION PROCEDURE:

PL 3673 The Chair outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3674 Resolved to accept apologies for absence from Councillor Brady and Councillor McKeon.

TO REMIND MEMBERS TO MAKE A DECLARATION CONCERNING ANY MATTERS TO BE DISCUSSED DURING THE MEETING OF WHICH THEY HAVE AN INTEREST:

PL 3675 Planning application 00176/17 Applicant known to Councillor Kellett, who will leave the room once discussion of this application commences.
Planning application 00173/17 Architect known to Councillor Denton.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 19 JANUARY 2017

PL 3676 Resolved to approve the minutes of the Planning Committee held on 19 January 2017.

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

PL 3677 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.

00173/17

Horwich Moor Methodist Church, Old Lane

Change of use and conversion of church (Class D1) to dwelling (Class C3)

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

Mr Cooke who was the applicant, informed Members that no changes were being made to the roof height or the footprint despite the building changing from a single storey to a two storey dwelling. Existing windows would be re-used and repositioned. Mr Cooke also informed Members that there was a garage and sufficient parking for three vehicles.

Resolved to move back into Committee.

There had been two comments of support that the proposal was good use of a currently empty building. Members commended the architect for the sympathetic design of the proposal.

Resolved to recommend approval of this application.

00176/17

Horwich Moor Farm, Matchmoor Lane

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

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

Councillor Kellett left the meeting at this point.

Ms Miller who was the applicant, informed Members that the land had been previously quarried and it was the intention to restore it back to grazing land. It would take a total of two years to complete the process as it required layering of different sub soils and inert materials and would then be required to be left to rest. Members of the public had complained about rubbish on the land however this was mainly a result of fly tipping which was a major problem on Matchmoor Lane and attempts had been made to clear this. Ms Miller informed Members that consideration would be given to the impact on public footpaths. Members were informed that drains had been cleaned out at the applicant's own expense and that conditioning of the sub-soil in a layering process allowed the land to dry out thereby reducing flooding on nearby roads.

Resolved to move back into Committee.

There had been three objections received on grounds of the location (Green Belt and Moorland), the effects on the landscape character and distinctiveness of the area, the impact on biodiversity and

pollution of groundwater, damage to the roads as a result of additional heavy traffic, monitoring of dumped materials, concerns about drainage and the negative impact on a public right of way.

Members while aware of the enormous amount of work already carried out on the site and also of the objections received were of the opinion that Bolton Planning held more relevant expertise. It was resolved not to comment due to the complexity of the application.

00054/17

43 Lee Lane, Horwich

Siting of internally illuminated hanging sign.

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

00056/17

Foxgill, Foxholes Road

Erection of single storey extension at front, conversion of garage to habitable room and erection of orangery at rear together with alterations to windows and door on side elevation.

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

00061/17

5 Medway Drive, Horwich

Erection of single storey extensions at front and rear.

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

00066/17

Land at Bridge Street, Horwich

Erection of 6NO. residential semi-detached houses together with landscaping, highway works and boundary treatment.

Highways had commented that the applicant needs to submit an amended plan indicating the location of the pre-cast bollards at the location and whether there is an impact on the accessibility to proposed off-road parking provision with the proposed property. The Tree Officer's comments do not support the application as no tree report has been provided and no method statement regarding how the driveway is to be constructed without causing damage to

the root system is required. Full details of proposed tree planting and other soft landscaping is required, as the trees are protected by virtue of their inclusion within the Bolton DC25:015 Wallsuches Conservation Area 1975.

There had been no objections and one comment in support of the application, subject to highways provision of 2 additional off road parking spaces.

Resolved to recommend refusal of this application on grounds of lack of information regarding highway and tree issues.

00068/17

10 Ridgmont Drive, Horwich

Retention of additional decking to rear.

There had been one objection on grounds that the decking is too high and overlooks neighbouring property.

Resolved to recommend refusal of this application on grounds of overlooking a neighbouring property.

Councillor Schofield left the meeting at this point.

00077/17

7 Ridgmont Close, Horwich

Erection of part first, part two storey extension at side

Tree Officers commented on recommended a condition to include protective fencing on the periphery of the canopy of the Eucalyptus tree during development. There had been one objection on the loss of natural light and overlooking to the neighbouring property.

Resolved to recommend refusal of this application on grounds of loss of light and overlooking a neighbouring property.

Councillor Schofield and Councillor Kellett returned to the meeting at this point.

00096/17

91 Butterwick Fields, Horwich

Erection of single storey extension at rear.

There had been no objections and one supportive comment. Resolved to recommend approval of this application.

00101/17

New Chapel United Reformed Church, New Chapel Lane
Erection of single storey glazed lobby.

There had been no objections and two supportive comments on the improvement of accessibility to the building, in particular for wheelchair users.

Resolved to recommend approval of this application with the condition that the materials used should be in keeping with the existing building.

00130/17

14 Manor Road, Horwich
Demolition of existing and erection of new detached residential dwelling

There had been no objections. Planning permission had previously been granted in 2014 for the demolition of existing bungalow and the erection of a dormer bungalow. Resolved to recommend approval of this application.

00152/17

62 Alexandra Road, Lostock
Variation of condition 05 on 94695/15 (to change hipped roof to pitched roof)

There had been one objection regarding the quality of the ongoing build and other issues that were civil matters and not material planning considerations.

Resolved to recommend approval of this application.

00155/17

Nevy Fold Farm, Old Lane
Demolition of farm building and erection of 4NO stables

There had been no objections. Members expressed the view that the proposed materials to be used for the erection of the stables were not in keeping with the rest of the buildings.

Resolved to recommend refusal of this application on grounds of its appearance not being in keeping with existing buildings.

00158/17
56 Napier Drive, Bolton
Erection of conservatory at rear

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

00174/17
4 Nelson Street, Horwich
Conversion of property to create additional dwelling.

Two objections received that the proposal would exacerbate existing difficulties with parking and access in the area. Also concerns about communal rockery and that the work should be in keeping with the character of the existing property.

Resolved to recommend refusal on this application due to concerns regarding parking provision and access.

00185/17
36 Bond Close, Horwich
Erection of extension at rear and first floor extension above existing detached garage.

There had been no objections. Members expressed concern about the size of the extension although it was confirmed that the property backs onto the golf course and has sufficient amount of land for the extension with no overlooking of neighbouring properties.

Resolved to recommend approval of this application.

98157/16
Wynridge, Chorley Old Road
Erection of ground and lower ground floor extensions at rear including balcony.

Resolved to recommend approval of this application.

Recommended for refusal at Horwich on grounds of detriment to the amenity of local residents and continued increase in HGV traffic on local roads. Approved at Bolton with conditions.

Resolved to note the Bolton Council Planning decisions in Horwich.

CORRESPONDENCE: FOR INFORMATION ONLY

- PL 3679
- a) Bolton Council: email from Building Control in response to email from Town Clerk regarding naming of new streets at former Bolton Community College site.
 - b) Network Rail: railway upgrade plan between Manchester and Preston via Bolton January 2017
 - c) LALC: Licensing Authority North West Area new operating centre Unit 6A Loco Works, Chorley New Road
 - d) Bolton Council: planning application 97458/16 349 Chorley New Road – conversion and change of use of outbuilding to retail and erection of extensions to provide new shop front and 2 self-contained flats. Notice of appeal re Bolton Council’s decision to refuse the application
 - e) South Ribble Borough Council: Supplementary Planning Document Consultation 30 January – 13 March 2017

Resolved to note the correspondence as presented.

TO CONFIRM THE DATE OF THE NEXT MEETING AS 23 MARCH 2017

- PL 3680 Resolved to confirm the date of the next meeting as 23 March 2017.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

- PL 3681 Noted that copies of the latest Horwich Leisure Centre Newsletter had been distributed to all Members.

The meeting closed at 8.10 pm.

Chairperson Date.....