

HORWICH TOWN COUNCIL

A meeting of the Planning Committee will be held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 20 April 2017 commencing at 7.30pm or at the rise of Town Council.

PRESENT Councillors: K. Denton (in the Chair) J. Bullock, S. Chadwick,
R. Graham, P. Holmes, K. McKeon, S. Rock, C. Root, K. Schofield,
P. Wright
C. Hutchinson, Town Clerk
1 member of the press

CHAIR TO OUTLINE FIRE SAFETY EVACUATION PROCEDURE:

PL 3690 The Chair outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3691 Resolved to accept apologies for absence from Councillors Brady,
McKeon and Kellett.

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

PL 3692 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 23 MARCH 2017

PL 3693 Resolved to approve the minutes of the Planning Committee held
on 23 March 2017.

BOLTON COUNCIL: CONSULTATION RE PROPOSED PUBLIC PATH CREATION
AGREEMENT – SECTION 25 OF THE HIGHWAYS ACT 1980. FOOTPATH AT HIGHER
WILSON FOLD FARM AND JOLI BROOK BARN, HIGH RID LANE:

PL 3694 Members were of the opinion that this was a valuable addition to
an existing right of way and welcomed the proposal.

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

PL 3695 00460/17
16 Ashness Close
Erection of a single storey extension to side (orangery).

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

00476/17

Grove House, 192 Brownlow Road

Removal of condition 4 (dormer cladding) on application 89224/12

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

00560/17

Land between 3 & 5 Newbeck Close

Use of public open space as a play area together with siting of a 1.2m high boundary fence

There had been 3 objections on grounds of impact on living conditions of neighbours (noise and disturbance), child safety concerns, increase in anti social behaviour, loss of green field, increase in traffic, waste of public money/already have a play area.

It was noted that the application was for provision of a small toddler play area containing four small pieces of play equipment. As part of the original s106 Agreement the site was originally identified on plans within the Meadows development for a play area. Members welcomed the use of green space for the benefit of small children and were of the opinion that it would not cause either disturbance or nuisance to neighbouring properties.

Resolved to recommend approval of this application.

00577/17

31 Greenstone Avenue

Erection of first floor extension to side and porch to front together with conversion of garage to habitable room.

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

00588/17

39 Purbeck Drive, Lostock

Erection of first floor extension at side and single storey extension to rear

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

00603/17

4 Derwent Close

Erection of single storey extension at front.

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

00626/17

42 St Leonards Avenue, Lostock

Alterations to roof including installation of dormer

There had been 1 objection on grounds of design, height and siting being out of character, loss of light to bedroom window, front extension overshadowing living room, dormer out of character.

Resolved to recommend refusal of this application on grounds of being out of character with other properties in the area by virtue of size and design,

00631/17

2 Harrison Street

Demolition of existing building and erection of a three storey building comprising 10no one-bedroom and 1no two-bedroom apartments together with associated parking.

There had been no objections. There had been a request for a bat survey prior to demolition of the existing building. It was noted that the principle of residential development had already been approved at this location under previous application 95810/16 for 4no one-bedroom flats and 5no two bedroom flats. Highways had commented that although the number of off road parking spaces proposed falls slightly below the Council's maximum standards for the level of development indicated, it could however be considered that the site is highly accessible to sustainable transport provision and the town centre and its amenities. The proposed car park would be remote from the flats and the Applicant must fund a review by the Highway Authority of parking needs in the area with a view to promoting waiting restrictions on Harrison Street to encourage the use of the proposed car park by residents. Also the Harrison Street footway must be repaired/re-surfaced by the Highway Authority following completion of the development.

Some Members expressed concern regarding access and parking provision as well as disruption to local residents during the construction period. However there was support for the provision of one bedroom flats on a brownfield site which had become a neglected eyesore.

Resolved to recommend approval of this application subject to conditions specified by Highways and condition of a bat survey to be undertaken prior to demolition.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY

PL 3696 00068/17
10 Ridgmont Drive
Retention of additional decking to rear
Recommended for refusal at Horwich on grounds of overlooking a neighbouring property. Approved at Bolton.

00174/17
4 Nelson Street
Conversion of property to create additional dwelling'
Recommended for refusal at Horwich on grounds of concerns regarding parking provision and access. Approved at Bolton with conditions to address parking provision.

Resolved to note the Bolton Council Planning decisions in Horwich.

CORRESPONDENCE: FOR INFORMATION ONLY

- PL 3697 a) Network Rail: The Great North Rail Project Manchester to Bolton via Preston March 2017
b) Bolton Council: Horwich Special Events Programme 2017 – notification of temporary road closures
c) Bolton Council: notification of temporary road closure Back Chorley New Road, Horwich 18 April 2017 for 2 days (utility connections)
d) Copy letter and email sent to Phil Green, Bolton Planning with response
e) Bolton Council: Notification of temporary road closure Lee Lane/Church Street Horwich 30 April for 1 day (triathlon)
f) Bolton Council: Notification of temporary road closure Green Lane Horwich 5 May 2017 for 1 day (manhole repair)

Resolved to note the correspondence as presented.

TO CONFIRM THE DATE OF THE NEXT MEETING AS 18 MAY 2017

PL 3698 Resolved to confirm the date of the next meeting as 18 May 2017.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

PL 3699 None.

The meeting closed at 7.50 pm.

Chairperson Date.....