

HORWICH TOWN COUNCIL

A meeting of the Planning Committee will be held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 18 May 2017 commencing at 7.30pm or at the rise of Town Council.

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

CHAIR TO OUTLINE FIRE SAFETY EVACUATION PROCEDURE:

PL 3700 The Chair outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3701 Resolved to accept apologies for absence from Councillors Holmes,
Jarvis and Root and an apology for lateness from Councillor Kellett.

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

PL 3702 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON 20 APRIL 2017

PL 3703 Resolved to approve the minutes of the Planning Committee held
on 20 April 2017.

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

PL 3704 In order to reserve the right to vote on Bolton Council's Planning
Committee where the decision about planning would be made,
Councillor Kellett would not take part in the discussion or voting.

00532/17

Croft House Nursery, Bridge Street

Siting of 1 non-illuminated hoarding.

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

00693/17

5 Crompton Road, Lostock

Erection of porch to front and dormers to front and rear elevations.

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

00708/17

98 Green Lane

Demolition of existing conservatory and erection of single storey extension at rear with balcony over together with glass balustrading to side at first floor level.

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

00776/17

19 – 21 The Linkway

Change of use from A1 to A1 and/or A3 use, including ancillary takeaway and delivery services and external seating area.

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

00821/17

288 Chorley New Road

Change of use of former hairdressers (Class A1) to bakery/hot food takeaway (Class A5)

There had been no objections or comments. Some Members raised concerns about the number of takeaway businesses in this area and parking issues, although it was confirmed that Highways had not raised any objections. The Chair confirmed that proliferation and competition matters were not material planning considerations and that opening hours were a matter for Licensing. Other Members commented that the increase in takeaways was an indication of social change and the application would bring an empty shop into use.

Resolved to recommend approval of this application.

00825/17

White Gate, Fleet

Erection of single storey extension at side/rear.

There had been no objections. Although this appeared to be a large extension there was sufficient space within the grounds of the property. Resolved to recommend approval of this application.

Councillor Kellett arrived at this point.

00862/17

23 Brooklands

Demolition of existing conservatory and erection of single storey extensions at side rear

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

00575/17

2 Ox Hey Close

Formation of new driveway to serve existing dwelling.

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

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY

PL 3705

00155/17

Nevy Fold Farm, Old Lane

Demolition of farm building and erection of 4no stables.

Recommended for refusal at Horwich on grounds of its appearance not being in keeping with existing buildings. Approved at Bolton with conditions to ensure that the development reflects local distinctiveness and that the stable block and manege to solely be used for private/personal use of the applicant and family and not to be used for business/commercial purposes.

00329/17

39 Wallsuches

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

Recommended for refusal at Horwich on grounds that the proposal could be the beginning of works towards habitual use. Approved at Bolton with conditions to address that the work is to be carried out in complete accordance with the approved plans provided at the Planning meeting held in March.

Resolved to note the Bolton Council Planning decisions in Horwich.

CORRESPONDENCE: FOR INFORMATION ONLY

PL 3706

a) Bolton Council: email from Helen Williams re Planning Inspectorate's decision for Nlsa Store, 349 Chorley New Road –

conversion and change of use of outbuilding to retail (Class A1) including erection of part 2 storey/part first floor extension to provide new shop front and 2 self contained flats.

- b) Bolton Council: notification of temporary road closure Back George Street from 16 May 2017 for 3 days (sewer repairs)
- c) CPRE Lancashire: Lancashire Voice Spring/Summer 2017 newsletter and invitation to 2017 Annual General Meeting on Friday 19 May at County Hall, Preston.

Resolved to note the correspondence as presented.

TO CONFIRM THE DATE OF THE NEXT MEETING AS 22 JUNE 2017

PL 3707 Resolved to confirm the date of the next meeting as 22 June 2017.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

PL 3708 None.

The meeting closed at 7.54 pm.

Chairperson Date.....