

## HORWICH TOWN COUNCIL

A meeting of the Planning Committee will be held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 24 August 2017 commencing at 7.30pm or at the rise of Town Council.

PRESENT            Councillors: J. Bullock (in the Chair), S. Chadwick, J. Kellett, P. Holmes, M. Jarvis, K. McKeon, S. Rock, C. Root, G. Stone, P. Wright  
C. Morris, Deputy Town Clerk  
2 members of the press  
2 members of the public

CHAIR TO OUTLINE FIRE SAFETY EVACUATION PROCEDURE:

PL 3729            The Chair outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3730            Resolved to accept apologies for absence from Councillors Brady, Denton, Graham and Schofield 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 3731            Planning application 01438/17 is partly let to Councillor Root as retail space.

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

PL 3732            Resolved to approve the minutes of the Planning Committee held on 20 July 2017.

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

PL 3733            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.

01373/17

Land at former Horwich Loco Works, Chorley New Road

Application for the approval of reserved matters (Details of layout, scale, appearance and landscaping) Pursuant to hybrid application 91352/14, for the first phase of the development at the former Horwich loco Works site consisting of the erection of 112 dwellings and any other associated development.

There had been 7 objections received on the following grounds:

- it represents piecemeal development of the site in the absence of a master plan,
- it is a cynical attempt to avoid mitigation for transport or loss of environmental amenity
- unanswered concerns about safeguards against pollution and exposure to toxic elements and contamination
- there is no provision for public open space
- there no linkages to the other phases of the development,
- the design and layout of the houses fail to reflect the historical characteristics of the Loco Works, they are anonymous suburban houses
- there is no provision of pedestrian and cycle routes, leading to additional traffic/congestion and concerns for pedestrian safety
- concerns about noise and dirt from the construction vehicles and impact on the quality of life of residents of Rockhaven Court

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

Mr Barry Jubb informed the Council that he had become involved in the development because of personal circumstances. He informed members that he was not against the development but preferred to err on the side of caution, pointing out that the proposed plans were in stark contrast to the 2014 proposal which had included a master plan and constraints which had now gone. The land was contaminated and required remediation but he questioned who would be liable to carry out the works and feared that ultimately Bolton Council would be left to pay for this work. In the absence of a master plan, the development would be piecemeal, with no control of the overall development of the site. Mr Jubb would like to see a proposal put forward for a location for another vehicle access route from the old Gordons Garage to the Royal Mail depot and requested that Bolton Council should adhere to the wording of the original proposal.

Resolved to move back into committee.

While accepting the requirement for housing and the development of a long derelict brownfield site, Members expressed concerns about traffic congestion and contamination and also until quite recently at the lack of information available on the overall development. There were concerns that with no viable strategy, the site would be developed piecemeal and queried how adequate de-contamination measures would be carried out and requested that Bolton Council should provide documentation regarding

contamination as this was clearly an important concern for both Members of the Council and local residents.

However one Member queried what guarantees would have been provided by the master plan that formed part of the original outline planning permission and commented that waiting for a master plan may cause delay to the point that development may not even take place. It was pointed out that Bolton Council had informed the Town Council that negotiations were ongoing with developers and landowners to ensure that all contributed to s106 payments. Bolton Council had confirmed that they would provide funding for necessary works which would then be taken from the developers. It was commented that the majority of the new houses built would be large 4 bedroom homes which were not affordable homes and would not address the housing shortage. In response it was confirmed that some 3 bedroom homes would be built, however the reality was that this reflected national policy and targets set by central government for housing allocation. While fully aware of the difficulties regarding provision of infrastructure and the serious issue of contamination, some Members expressed the view that if this application was refused it would delay or even prevent the re-generation of a brown field site dormant since 1983. This may then lead to developers building on green field sites instead.

While all Members shared the view that while they wanted to see development on the site taking place some Members felt that this was with the proviso that it should be done correctly and that it was not possible for the Town Council to make an informed decision based on information that had only recently become available. Some Members expressed the view that the reason there had been so much rumour and alarmist comments was due to the fact that local residents felt that they had not been kept adequately informed since outline planning permission for the development was granted in 2014.

At the request of Councillor Chadwick, a named vote then took place as follows:

Councillors Bullock, Chadwick, Holmes, Rock, Root, Stone and Wright voted to recommend refusal of the application.

Councillors Jarvis and McKeon voted against refusal of the application.

Councillor Kellett abstained from the vote as a Member of Bolton Council Planning Committee.

Resolved to recommend refusal of this application by 7 votes to 2 with 1 abstention on grounds of lack of available information and

concerns regarding excessive traffic, contamination of the site and no overall viable strategy for the development.

01386/17

24 Belgrave Crescent, Horwich

Erection of single storey rear and side extension.

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

01438/17

37 Winter Hey Lane, Horwich

Change of use and conversion from garage and store to dwelling.

There had been 1 objection on grounds of lack of parking for the proposal and for existing dwellings in the area, visitors also park on the street. It was noted that this was the small cobbled road at the side of the shop premises. Although it was confirmed that dedicated residents' parking was available, some Members expressed concerns about the suitability of the location for a residential property.

Resolved to recommend refusal of this application on grounds of concerns regarding parking provision. 3 abstentions were noted.

01443/17

9 Bleasdale Close, Lostock

Alterations to front elevation and erection of single storey extension to rear.

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

01548/17

32 Church Street, Horwich

Change of use of ground floor from office to one apartment retain existing first floor apartment and create third apartment to second floor.

There had been no objections and one comment from Highways and Engineering regarding the submitted proposal plans showed no off-road parking but would potentially generate less parking if it became a residential property. Acting on observations, no objections were made. Resolved to recommend approval of this application.

01557/17

42 St Leonards Avenue, Lostock

Erection of first floor extension at front over existing single storey.

There had been 1 objection on grounds of impact on character and appearance of area, impact on neighbour's outlook and living conditions, loss of view and light from their bedroom and lounge windows. Members commented that surrounding houses had similar extensions.

Resolved to recommend approval of this application. 2 abstentions were noted.

01602/17

Lever Park Memorial, Lever Park Avenue, Horwich

Erection of 8M high flag pole.

There had been no objections or comments.

Members thanked the Town Clerk and all others involved for progressing this matter, especially in view of the time constraints involved. It was confirmed that the British Legion were in full support of this proposal. Resolved to recommend approval of this application.

01604/17

32 Sefton Lane, Horwich

Removal of conservatory and lean-to extension and erection of single storey side extension and two storey rear extension.

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

**BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY**

PL 3734      None.

**CORRESPONDENCE: FOR INFORMATION ONLY**

- PL 3735      a) Natural England: West Pennine Moors Site of Special Scientific Interest (SSSI), Lancashire and Greater Manchester- Confirmation of notification under section 28C of the Wildlife and Countryside Act 1981
- b) Bolton Council: Horwich Area 20 mph Speed Limit Order 2017.

- c) Network Rail: Bolton Upgrade – 12 August to 27 August works 2017
- d) Bolton Council: Public Footpath Creation Agreement, Map & Statement Modification.
- e) Jones Homes (North West): Horwich Town Council Proposal for use of Public Art funding to use for a Mural at Horwich Leisure Centre.
- f) Network Rail: Bolton Station Update on works - 12 August to 27 August 2017

Resolved to note the correspondence as presented.

TO CONFIRM THE DATE OF THE NEXT MEETING AS 21 SEPTEMBER 2017

PL 3736          Resolved to confirm the date of the next meeting as 21 September 2017.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

PL 3737          None.

The meeting closed at 8.30 pm.

Chairperson ..... Date.....