

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 21 September 2017 commencing at 7.30pm or at the rise of Town Council.

PRESENT Councillors: J. Bullock (in the Chair), M. Brady, S. Chadwick, K. Denton, R. Graham K. McKeon, S. Rock, C. Root, G. Stone,  
C. Morris, Deputy Town Clerk  
5 Members of the public

CHAIR TO OUTLINE FIRE SAFETY EVACUATION PROCEDURE:

PL 3738 The Chair outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3739 Resolved to accept apologies for absence from Councillors Holmes, Jarvis, Kellet, Schofield and Wright 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 3740 Councillor Chadwick declared an interest in planning application 01803/17 as he had attended meetings of the Grundy Hill Residents Association.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 24 AUGUST 2017

PL 3741 Resolved to approve the minutes of the Planning Committee held on 24 August 2017.

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

PL 3742

As there were members of the public who wished to speak on Planning application 01803/17, the Chair decided to bring the application forward.

01803/17

Land at Old Station Park

Change of use from contractor's compound and access path to public car park with access from Chorley New Road for a temporary period of twelve months.

There had been 16 objections on the following grounds:

- loss of recreational facilities and green space,
- concern if funding for health centre is not received,

- there needs to be reassurance that the car park will not become permanent,
- concerns over sports facilities not being reinstated,
- the entrance is some distance away on Chorley New Road and therefore is less likely to be used,
- object to people using the back of their houses as a footpath to and from the car park/leisure centre,
- drivers will continue to park on surrounding streets
- a better site would be the hard-surfaced former platforms sidings,
- highway safety concerns
- residents have endured enough noise and disturbance over the last year

One comment had been received from Highways and Engineering stating that Drinkwater Lane is classed as a private road therefore falls outside of the remit of the highways authority. The access route from Chorley New Road has been utilised for HGV access and also access to car parking provision for contractors. The traffic generation associated with these uses have been accommodated without detriment to other road users or pedestrian. This adds an element of justification to the temporary use.

Resolved to move out of committee to allow members of the public to speak.

Two members of Grundy Hill Residents Association expressed their concerns about this application on behalf of other residents. Mr Chris Nolan requested that the Town Council recommend refusal due to concern regarding its temporary status becoming permanent. The temporary car park layout would not meet the 153 spaces criterion in the original planning consent, even with spaces available at the Leisure Centre. There had already been a massive loss of green space in Horwich due to the college site development, re-building of Chorley New Road School and green space off Vale Avenue lost to housing. It was an inappropriate location for the requested use, and queried provision of funding to return the temporary car park back to its original condition. The future of the old Leisure Centre was questioned as if funding does not become available, it could potentially become a derelict building raising concerns about materials such as asbestos and hazardous chemicals.

Mr Dave Hart also voiced his concerns on behalf of residents. He informed Council Members about a recent of meeting the Grundy Hill Resident Association when he believed the Association had been provided with inaccurate information by Bolton Council. The shortfall in parking provision would encourage users to park on nearby streets. He queried the proposed times for public parking as 5pm – 9pm in the application but policy states such spaces should be made available for the

parking of cars at all times the premises are in use, not just contractors' vehicles. He queried the choice of materials to be used to create the car park along with the costs and provision of adequate street lighting. As there was no assurance regarding its temporary status, there were concerns that it would become permanent, even if or when the new Health Centre was built. There had been a loss of recreational space for the last 18 months and it now appeared that this situation would continue for another 12 months.

Resolved to move back into committee.

All members shared residents' concerns about the potential permanence of the site, the loss of recreational space, the lack of parking provision indicated in the Leisure Centre planning application, danger to pedestrians and health and safety concerns and these were re-iterated in great detail.

There were concerns that this would impact on the Carnival but was it was pointed out that the Carnival took place successfully this year in the limited space available. There were views expressed about the suspected permanence of the car park site with concerns about 'land grab' and that this should have been planned correctly to ensure enough viable parking for the Leisure Centre development. If permission was granted residents would see a reduction of green space which had been originally granted by British Rail for leisure and recreational use by the people of Horwich.

It was felt that Old Station Park was not a feasible solution for the requested purpose and was a totally inappropriate site. Reference was made to legislation that was in force and measured nitrogen dioxide and traffic emissions in the Horwich area were in excess of permitted levels, thereby having a detrimental impact on overall health of the surrounding residents and in particular children using the park. A suggested option would be to demolish the existing old Leisure Centre and create parking until the application for the Health Centre is received, while another was to create a multi-storey parking facility on St John Street. The issue of displaced bats was also mentioned.

Members of the public were informed that Horwich Town Council, as a consultee in the planning process would make recommendations on planning applications and Bolton Council, as the unitary planning authority would make the actual decision. As the application decision level was delegated powers, it was suggested that the Town Council lobby the relevant Ward Councillors with a request that this application should be discussed at Bolton Planning Committee to reflect the concerns raised by both the public and the Town Council.

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

Councillors Bullock, Chadwick, Brady, Denton, Graham, Rock, Root, and Stone voted to recommend refusal of the application.

Resolved to recommend refusal of this application on grounds of the potential permanence of the site as a car park, restriction of the residents access to green space, health and safety concerns for residents and other road users, with the Chair of the Planning Committee to contact relevant Ward Councillors to request that the decision level is changed from delegated to discussion at Bolton Council Planning Committee.

The public were thanked for attending the meeting.

01542/17

Wilderswood Farm, Old Rake, Horwich

Proposed replacement of doors and windows

There had been no objections or comments. As this is within the conservation area, Members discussed appropriate materials that should be used to be in keeping with the rest of the area. Resolved to approve this application with conditions of materials used in accordance with conservation area status.

01651/17

Horwich Day Centre, Cedar Avenue

Erection of 4No Fascia signs and 1No Pole Mounted sign.

There had been support received from Councillors Silvester and Councillor McKeon and no objections received. Resolved to recommend approval of this application.

01676/17

7 Goudhurst Court, Horwich

Conversion of existing garage to form new kitchen.

There had been 3 objections on the following grounds:

- loss of parking space
- replacement space is not on the proposal
- already a shortage of parking at Arcon Village and lack of space would cause access and manoeuvring problems for other residents
- It would be setting an unwelcome precedent and a loss of storage for wheelie bins

Members had previously refused a similar application due to lack of provision of parking. Resolved to recommend refusal of this application on grounds of insufficient parking provision.

01729/17

Former Swallowfield Hotel, Chorley New Road

Erection of three storey nursing home with 24No. En-suite bedrooms including new vehicular access from Ainsworth Avenue and reception of four storey residential apartments (24No. two and 4No. one bedded) together with associated car parking and landscaping.

There had been one objection that access to the grounds should be taken from Cedar Avenue instead of Chorley New Road, the proposal does not go far enough and should include the former library site as well and should be solely used as a care home as this would have less vehicle usage.

Members spoke about how the site had been semi derelict for a numerous amount of years and welcomed the decision to see a development occur. There were concerns about the Ainsworth Avenue access and egress of the proposed developments which would cause an increase of vehicles and risk children's safety. It was pointed out that the drawings suggested separate entrance and exits for both developments. It was also noted that from the drawing plans, although parking appeared insufficient to meet requirements for disabled parking at the proposed developments.

Resolved to recommend approval of this application subject to the provision of adequate parking on both developments, with access and egress to be taken from Chorley New Road instead of Ainsworth Avenue as proposed and subject to Highways and Engineering Development Authority approval.

01736/17

64 Scholes Bank, Horwich

Installation of first floor balcony to rear.

There had been no objections or comments. Members stated as this falls under a conservation area to ensure materials used reflected that of the surroundings. Resolved to recommend approval of this application subject to materials used.

01738/17

33 Hilton Avenue, Horwich

Proposed erection of single storey extension to rear

There has been no objections or comments received. Members commented on the amount of space available to accommodate an extension. Resolved to recommend approval of this application.

01744/17

73 Brownlow Road, Horwich

Demolition of existing garage and erection of single storey extension at rear

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

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

PL 3743

01438/17

37 Winter Hey lane

Change of use and conversion from garage and store to dwelling. Recommended for refusal at Horwich on grounds of concerns regarding parking provisions. Approved at Bolton with a condition to address; external surface of elevation matches existing building.

Resolved to note the Bolton Council Planning decisions in Horwich.

**CORRESPONDENCE: FOR INFORMATION ONLY**

PL 3744

- a) Bolton Council: temporary road closure Pendle Drive 22 September for 1 day for manhole repairs.
- b) Bolton Council: temporary road closure Lever Park Avenue (one way) 24 September for 1 day for gas works.

Resolved to note the correspondence as presented.

**TO CONFIRM THE DATE OF THE NEXT MEETING AS 19 OCTOBER 2017**

PL 3745

Resolved to confirm the date of the next meeting as 19 October 2017.

**OTHER PLANNING MATTERS: FOR INFORMATION ONLY**

PL 3746

None.

The meeting closed at 8.30 pm.

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

