

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 23 November 2017 commencing at 7.30pm or at the rise of Town Council.

PRESENT Councillors: J. Bullock (in the Chair), S. Chadwick, K. Denton, J. Kellett, K. McKeon, S. Rock, C. Root, G. Stone, P. Wright.
Town Clerk, C. Hutchinson.
3 members of the public

CHAIR TO OUTLINE FIRE SAFETY EVACUATION PROCEDURE:

PL 3756 The Chair outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3757 Resolved to accept apologies for absence from Councillors Brady, Graham, Holmes and Jarvis 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 3758 None.

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

PL 3759 Resolved to approve the minutes of the Planning Committee held on 19 October 2017.

PLANNING APPLICATION NO 00925/17; RIVINGTON CHASE SITE WIDE PHASING STRATEGY AND UPDATED PHASE 3 REMEDIATION STRATEGY OCTOBER 2017 AND COMMENTS FROM HORWICH HERITAGE MAINTAINING ITS OBJECTION TO THIS APPLICATION – FOR INFORMATION AND COMMENT.

PL 3760 After the last meeting of the Horwich Loco Works Liaison Committee copies of the Rivington Chase Site Wide Phasing Strategy, updated Phase 3 Remediation Strategy and minutes of the meeting had been made available to all Members along with comments from Horwich Heritage maintaining its objection to planning application 00925/17.

While Members welcomed the development of a master plan as positive and constructive progress concerns were expressed regarding funding for a link road but there was a high level of confidence that an access road would be built to provide access for construction traffic thereby limiting traffic problems on Chorley New Road.

There was also concern about the shortage of green and recreational space and a lack of recognition of the unique industrial heritage of the site in the design of the first development. It was expected that historical features may be included as part of the Heritage Core but as yet no details were available as development was dependant on

finance from outside agencies and business interests.

The view was expressed that the assertion that there had been no master plan in place was false along with claims that a public meeting arranged by a local community group had resulted in the Site Wide Phasing Strategy and Remediation Strategy. This was incorrect as work had been ongoing on these for several years.

Members thought that it was a positive step to see a change in chairing of Liaison Committee meetings from Bluemantle to Bolton Council as this had previously raised issues about vested interests.

There was still concern regarding contamination but at the Liaison meeting an assurance had been given that the Loco Works site was no more contaminated than any other post-industrial site in Greater Manchester. The same contractor charged with remediation on the Loco Works site had recently successfully remediated the site of an old asbestos factory prior to housing development taking place. This information was welcomed and it was hoped that it would counter some of the alarmist content on certain social media sites. However some Members held the view that if the community had been in possession of these facts earlier there would have been less fear in the community, as when there is no counter to misinformation there is a natural reaction for people to fear the worst and this in turn leads to speculation and further misinformation.

Members resolved to note the information as presented.

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

PL 3761 In order to reserve her 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.

02078/17

9 Stoneycroft Avenue

Erection of two storey extension at side with dormer at rear.

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

Mrs Jackson, a neighbouring resident informed Members of her objections to this proposal on the basis that, by virtue of its scale and siting it would have a detrimental impact on her property and on the character of the street scene. The proposed extension would result in a two storey building with only 1 metre in distance from the extension wall to the side wall of her property and more importantly to the only window

in her kitchen. The overbearing nature of the two storey extension would be exacerbated by the fact that the application site is on a higher level, completely overshadowing the kitchen outlook and causing a significant reduction in the amount of natural light. There is a consistency to the house types on Stoneycroft Avenue in that they are detached dormer bungalows with a formal building line. The proposed extension would be clearly visible from the public highway and will have a negative impact on this consistency and character of the street scene and create a terraced effect, contrary to the House Extensions SPD. There are currently no two storey side extensions which run the full depth of the property and a previous application for an extension of this type was refused.

Resolved to return to Committee.

There had been no objections from Highways. Members shared concerns about the scale, close proximity to a neighbouring property and detrimental effect of loss of light to living conditions. Resolved to recommend refusal of this application on grounds of design, height and proximity to neighbouring property and being detrimental to the character and visual appearance of the street scene by producing a terraced effect.

01990/17

349 Chorley New Road

Change of use and conversion of outbuilding to retail (Class A1) with erection of extension to front and first floor to provide shop front and flat.

This site has been the subject of several applications, most recently a similar application containing 2 flats was refused at appeal. The current application has been amended to contain 1 flat and addressed concerns in respect of living conditions that formed part of the previously dismissed appeal. There had been no objections received and no objections from Highways. Members were satisfied with these amendments and were pleased to see an unsightly building brought back into use. Resolved to recommend approval of this application with 1 abstention noted.

02068/17

15 Singleton Avenue

Erection of single storey extension at rear.

There had been no objections or comments. It was noted that there were a number of similar extensions in this area. Resolved to recommend approval of this application with 1 abstention noted.

02139/17

33 – 35 Tomlinson Street

Subdivision of property into 2No dwelling houses.

There had been no objections or comments and no Highway objections. Resolved to recommend approval of this application with 2 abstentions noted.

02171/17

3 Lambeth Close

Conversion of existing garage together with extension to provide self-contained annexe and replacement garage.

There had been no objections however Highways had commented that there will be insufficient space to support 2 vehicles clear of the highway and that the proposed garage is also of insufficient length to be considered as part of the in-curtledge parking provision serving the property. The proposal potentially increases the size of the property (number of bedrooms) while reducing the number of supporting off-road parking spaces. The plans require amendment to provide for 2 viable in-curtledge parking spaces to serve the property. Resolved to recommend refusal of this application with 1 abstention noted on grounds of comments made by Highways.

02172/17

4 Scholes Bank

Change of use of part ground floor to hairdressers, erection of dormers to front and rear including Juliette balcony together with removal of front porch and alterations to door and windows.

There had been no objections or comments. Resolved to recommend approval of this application with 2 abstentions noted.

02189/17

Vale House, Vale Avenue

Erection of single storey building comprising 2No one bed flats and staff room with associated landscaping, 9 No additional parking spaces and new bin store.

There had been no objections and no comments. Members were extremely supportive of the development of this facility which provided support for individuals with learning difficulties to develop their independence skills and giving them the opportunity to build inclusive, valued lives in the community after being discharged from long stay learning disability hospitals. The proposed development would increase

the number of residents of Vale House from six to eight. Resolved to recommend approval of this application with 1 abstention noted.

02222/17

8 – 10 The Linkway

Alterations to front elevation to facilitate subdivision into two units and change of use from retail (Class A1) to retail (Class A1) and/or restaurant/café (Class A3) together with external seating area

02223/17

8 – 10 The Linkway

Change of use from retail (Class A1) to retail (Class A1) and/or restaurant/café (Class A3) and/or public house (Class A4) together with external seating area.

There had been no objections or comments to either of these applications for the same site. It was noted that there had been previous use of the site for restaurant use prior to current use by Next. There was some reservation about the growth of Middlebrook affecting Horwich town centre but it was accepted that the two locations do not directly compete. Resolved to recommend approval of both applications with 1 abstention noted.

02234/17

12 Factory Hill

Erection of single storey double, detached garage.

There had been no objections and no comments. Resolved to recommend approval of this application with 1 abstention noted.

02254/17

Horwich Service Station, 427 Chorley New Road

Installation of 2 No vehicle charging stations and associated signage along with conversion of 2 No existing parking spaces to charging bays.

There had been no objections and one letter of support expressing support for the use of electric vehicles. Resolved to recommend approval of this application with 1 abstention noted.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY

PL 3762

01803/17

Land at Old Station Park, Chorley New Road

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

Recommended for refusal at Horwich on grounds of the potential permanence of the site as a car park, restriction of residents' access to green space and health and safety concerns for residents and other road users. Approved at Bolton with conditions stating temporary period expiring on 26 October 2018 to then be reinstated, prior to the first use of the car park the zebra crossing will be provided and retained and car park to be used 1700 to 2100 Mondays to Fridays 10000 to 1600 Saturdays, Sundays and Bank Holidays.

CORRESPONDENCE: FOR INFORMATION ONLY

- PL 3763
- a) Bolton Council: temporary road closures Georges Lane 13 November for 2 days for water main repairs and Back George Street 20 November for 2 days for water works.
 - b) Bolton Council: temporary road closures for Horwich for route of Remembrance Sunday Parade 12 November and Lighting of the Civic Christmas Tree on 1 December.
 - c) Bolton Council: notification from Andrew Chalmers, Department of Place of receipt of letter from Horwich Town Council seeking designation of Horwich Parish as a Neighbourhood Plan Area.
 - d) CPRE Lancashire: 'Lancashire Voice; autumn/winter 2017 – 2018 newsletter.

Resolved to note the correspondence as presented.

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

- PL 3764 Resolved to confirm the date of the next meeting as 21 December 2017.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

- PL 3765 Notes from a recent meeting attended by several Members with representatives from Peel Holdings and Emery Planning about a proposal for new homes on land off Victoria Road currently used by Horwich Golf Club had been circulated to all Members. It was noted that although Members attending expressed concern about the nature of the development, the opportunity of communication with the developers was seen as extremely positive.

The meeting closed at 8.34 pm.

Chairperson Date.....

