

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 21 December 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, M. Jarvis, K. McKeon, S. Rock, C. Root, G. Stone.
Town Clerk, C. Hutchinson.

CHAIR TO OUTLINE FIRE SAFETY EVACUATION PROCEDURE:

PL 3766 The Chair outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3767 Resolved to accept apologies for absence from Councillors Holmes and Kellett 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 3768 None.

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

PL 3769 Resolved to approve the minutes of the meeting of the Planning Committee held on 23 November 2017.

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

PL 3770 02282/17
32 Sefton Lane
Removal of existing conservatory and lean to and erection of a two storey rear and single storey side extension. Amendment to previous approval 01604/17.

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

02291/17
Highercroft, Foxholes Road
Proposed dormer roof to rear with glass balustrade across whole of dormer.

There had been no objections and no comments. Pollution control had commented on noise issues due to stacking of rooms. There was a

concern that the proposed development was not in keeping with the Conservation Area, however it was noted that it would be hidden at the rear of the property which was located on a large plot and that other extensions had been permitted in this area. Resolved to recommend approval of this application with 1 abstention noted.

02291/17

12 Montcliffe, Georges Lane

Installation of dormers at front and rear.

There had been no objections. Highways had commented that there needed to be adequate off road parking available to support the proposed level of development. Greenspace had commented that a bat survey was required to be undertaken at a suitable time of year as one had not yet been submitted. Resolved to recommend refusal of this application with 1 abstention noted on grounds that a bat survey had not been carried out.

02294/17

The Homestead, Higher Austins, Lostock

Erection of two storey extension to south/front elevation together with two storey extension to rear elevation with open porch to the new front door approach (north).

There had been no objections. Greenspace had commented on the requirement for a bat survey and a survey for the presence of the great crested newt prior to development. Some concerns were expressed at the size of the proposed development. Resolved to recommend refusal of this application with 2 abstentions noted on grounds of size and that a bat survey and a survey for the presence of the great crested newt had not been carried out.

02340/17

Tesco Superstore, Mansell Way

Display of 6no. vinyl advertisements at south east entrance of superstore.

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

02340/17

259 Chorley New Road

Conversion and change of use from single dwelling house to four residential self contained flats (C3) together with alterations to the front and side elevation including remodel of existing flats (295a and 295b).

There had been no objection. There had been no highway objections. There was some concern expressed about parking in this area at certain times, although it was accepted that this was a useful development of property which addressed the shortage of one bedroom apartments. Resolved to recommend approval of this application.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY

PL 3771 01145/17

Hole Hill Farm, Matchmoor Lane

Demolition of existing redundant agricultural buildings, conversion of existing barn to form 1no dwelling and erection of 2no additional dwellings with detached garages.

Recommended for refusal at Horwich on grounds of overdevelopment, impact on the biodiversity of the surrounding area and concerns over highway safety and public access. Approved at Bolton with conditions to include implementation of a programme of archaeological works, diversion of footpaths with new signage, bat survey prior to demolition, investigation of land contamination and implementation of a landscape scheme.

01676/17

7 Goudhurst Court

Retention of house without complying with condition 15 on application 57008/00 (conversion of garage to habitable room)

Recommended for refusal at Horwich on grounds of insufficient parking. Approved at Bolton with conditions.

02172/17

4 Scholes Bank

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

Recommended for approval at Horwich. Refused at Bolton on grounds of detrimental effect on character/appearance of property, street scene and the wider Horwich Town Centre Conservation Area, by virtue of size, siting and design of proposed dormer windows and fenestration.

A query as to whether this application had been withdrawn was noted and would be investigated.

CORRESPONDENCE: FOR INFORMATION ONLY

PL 3772 a) United Utilities report: proposed tree felling and woodland management works Jan – Feb 2018 in Lever Park, Rivington.

- b) Email re campaign for street naming of Rivington Chase housing development in commemoration of former employees of Horwich Loco Works who fought and died in both World Wars.

Resolved to note the correspondence as presented.

TO CONFIRM THE DATE OF THE NEXT MEETING AS 25 JANUARY 2018

PL 3773 Resolved to confirm the date of the next meeting as 25 January 2018.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

PL 3774 None.

The Chair wished everyone a very Happy Christmas. The meeting closed at 8.05 pm.

Chairperson Date.....