

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 25 January 2018 commencing at 7.43 pm.

PRESENT Councillors: J. Bullock (in the Chair), M. Brady, S. Chadwick, K. Denton, R. Graham, M. Jarvis, J. Kellett, K. McKeon, S. Rock, C. Root, G. Stone, P. Wright.
Town Clerk, C. Hutchinson.
Councillor R. Silvester, Ward Councillor for Horwich North East
3 members of the press.
14 members of the public.

CHAIR TO OUTLINE FIRE SAFETY EVACUATION PROCEDURE:

PL 3775 Councillor Bullock outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3776 Resolved to accept apologies for absence from Councillors Holmes 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 3777 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 21 DECEMBER 2017:

PL 3778 Resolved to approve the minutes of the meeting of the Planning Committee held on 21 December 2017.

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

PL 3779 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.

02434/17 Land off Victoria Road

Outline application for the erection of up to 300 dwellings with associated works (access details only)

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

Mr Hampson, Chair of Stocks Residents Association summarised the objections to this application as follows:

- there will be a negative impact on the infrastructure of Horwich with the rapid development of 2,000 new homes in the next few years. This would produce a "knock on" effect on health, social

services and education provision and will require major investment in infrastructure

- Horwich is already well ahead with regard to the borough's five year housing requirement and the golf course was allocated as protected open land until 2026 and this should be left in place
- current transport assessment is not realistic. Chorley New Road is gridlocked and Chorley Old Road is in a similar situation at peak times. The proposed access points in this application will lead to two residential streets being used as "rat runs", lead to further development, with extra traffic onto Victoria Road. There is no extra employment land which means commuters will have to use routes that are already congested as public transport is not integrated
- concerns about rise in air pollution especially on routes where schools are located
- loss of green space used for recreational and leisure purposes and the effect on wildlife habitat and loss as a mitigation pollution measure
- while noting that the consultation period had been extended, the problem of 'land banking' was raised as it is expected there will be no development for at least 3 – 4 years on this site

Councillor Silvester Ward Councillor for Horwich North East expressed support for residents' objections to this application and emphasised that the main reason for objecting was that the land had been designated as protected open space in Bolton's Allocations Plan. There were limited reasons allowing development on such sites none of which applied to this application, consequently the application should be recommended for refusal as it is contrary to policies OA1, CG1 and CG68P of Bolton's Local Plan.

A member of the public stated that although Bolton's Allocations Plan was robust, Horwich had already provided its requirement even before the application for an additional 300 houses on the golf course site.

Resolved to move back into Committee.

Following a motion to recommend refusal Members discussed this application in detail. It was accepted that the applicants Peel would appeal against any decision for refusal by Bolton Planning and that the precedents for this were not favourable as two others in Blackrod and Westhoughton had been lost at appeal. However, in reality the legal argument at appeal will be based on the borough as a whole and not on Horwich alone. The residents were advised to write to the Secretary of State for Housing and Local Government to draw attention to respect the importance of the local authority plan.

This application was viewed as aggressive development on protected

open space. It was acknowledged that improvements in infrastructure had not kept up with the accumulation of development in Horwich and that it was the role of the Town Council to deliver the strength of public feeling against this development to Bolton Council.

Members supported the residents' objections and voiced their own concerns regarding air pollution and risk of flooding and surface run off. There were also concerns about the accuracy and timing of traffic assessments although it was confirmed these were being done. It was suggested that the various residents' groups could collaborate with Bolton Council in readiness for the appeal. It had become apparent that developers did not want to build on sites in other areas of Bolton which already had planning permission, as there was more profit from development on open land in the west of the borough in places such as Horwich and Westhoughton. In response to a query it was confirmed that the entire former college land was a brownfield site.

Resolved to recommend refusal of this application with 1 abstention with on grounds that the site is protected open land and the application is contrary to sections OA1, CG1 and CG68P of Bolton's Local Plan.

Members of the public were thanked for their attendance and articulate summary of objections and were informed that the Town Council supported their opposition to this application.

0236/18

Land adjacent 14 Factory Hill, Factory Hill
Erection of 1No. detached dwelling with attached garage

Resolved to move out of Committee.

Councillor Silvester, Ward Councillor for Horwich North East expressed objections to this application. A previous permission had been granted for a different type of dwelling and the current application was for a smaller one, which by its design and orientation would have an overbearing and overlooking effect, to the detriment of the amenity of neighbouring residents.

Resolved to move back into Committee.

Members resolved to recommend refusal of this application with 1 abstention noted, on grounds of the proposed development by design and orientation would have an overbearing and overlooking effect to the detriment of the residents of the neighbouring property and with a request for this application to be heard at Planning Committee, as opposed to being decided under delegated powers.

02380/17

Horwich Leisure Centre, Victoria Road

Variation of condition 14 on approval 96141/16 (to refer to temporary parking provision prior to occupation of leisure centre) and removal of condition 15 on approval 96141/16 (provision of permanent parking prior to occupation of leisure centre)

There had been 1 objection on grounds that the current arrangements were unsatisfactory and that the old leisure centre building will not be demolished in time to provide parking when the permission for the temporary car park runs out. Members expressed concerns about the problem of parking in neighbouring streets for local residents, however it was recognised that there was a need to make provision for permanent parking in order to complete the redevelopment of the leisure centre. While some Members expressed the view that the whole development had lacked a coherent plan, it was acknowledged that the delays had been caused by a hold up with the plans for the new health centre.

Resolved to recommend approval of this application by 6 votes to 5 with 2 abstentions, with the use of the Chair's casting vote.

0252/17

Ivy Model Farm House, Meadow View
Erection of detached garage to side

Resolved to recommend approval of this application.

02490/17

72 Bottom o'th'Moor
Variation of condition 03 on approval 92017/14 (amendment to dormers)

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

02546/17

3 Belgrave Crescent
Erection of two storey extension at side

There had been no objections. Highways had commented that there is adequate off road parking. Resolved to recommend approval of this application with 1 abstention noted.

02555/17

130 Brownlow Road
Erection of two storey extension to side

There had been no objections. Highways had commented that there were 3 off road parking spaces. Resolved to recommend approval of this application with 2 abstentions noted.

02559/17

9 Higherbrook Close

Erection of first floor extension to rear

There had been 1 objection on grounds that the height of the proposed extension will result in a reduction in light to the neighbouring property. Resolved to recommend refusal of this application with 1 abstention on grounds of the height of the proposed extension and the resulting reduction in light to the neighbouring property.

02562/17

13-15 Futura Park

Siting at entrance of internally illuminated (1No. moulded logo, 1No. moulded text) externally illuminated (1No. freestanding gate) and non illuminated (1No. dealer plaque) signage

There had been no objections. Highways had commented that this development would present limited distraction. Resolved to recommend approval of this application with 1 abstention noted.

02573/17

Land between 46 and 62 Crown Lane

Erection of 9No. dwellings with associated access and landscaping

The principal of residential development was approved under previous application 91732/14 for outline planning permission for 12 dwellings. This permission expired after 2 years. There had been 1 objection to the new application on grounds of loss of privacy and loss of light. Although there had been no objections from Highways, Members expressed concerns about highway safety on this particular stretch of Crown Lane.

Resolved to recommend refusal of this application due to concerns regarding highway safety on Crown Lane with 3 abstentions noted.

02590/17

90 Claypool Road

Erection of single storey extension at front, side and rear

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

02591/17

Nevy Fold Farm, Old Lane

Change of use of land from pasture (sui generis) to fenced equestrian riding area (D2)

There had been no objections. Highways had commented that a condition be included that the change is for the sole use of the applicant and not for commercial use. Resolved to recommend approval of this application with 1 abstention noted.

02602/18

16 Futura Park

Installation of glazed shop front entrance and extension of car parking area

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

02611/18

23 Dale Street West

Erection of part two storey/part single storey rear extension

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

92214/14

Land at former Horwich Loco Works

Part A; full planning application for site access, demolition of some buildings and change of use of one building to a flexible mix of commercial and community uses (A1/D2/A2/A3/A4/A5 and D1 uses including car parking), 28 apartments, and associated works. Part B: outline application for residential development (C3) for up to 130 dwellings, recreational open space and landscaping and new pedestrian and cycle routes.

This was the second application from a developer for building out of the original outline planning permission given for the former Loco Works site. From a heritage perspective Members were pleased to see the retention of the old stores building for mixed use. It was noted that this development as part of the total development of 1,700 new homes would cross the threshold for traffic improvements. Although there were some concerns expressed about the location of the proposed cycle route it was accepted that this would evolve over time.

Resolved to recommend approval of this application by 8 votes to 3 with 1 abstention.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY

PL 3780 01373/17

Land at former Horwich Loco Works

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.

Recommended for refusal at Horwich on grounds of lack of available information, concerns regarding excessive traffic, contamination of the site and no overall strategy for the development.

09135/17

Land adjacent Iceland Frozen Foods, Mason Street

Change of use of land for the siting of 48 self storage units with associated access, landscaping and erection of boundary fence.

Recommended for refusal at Horwich on grounds of traffic and highway safety concerns and that the development would affect the amenity of neighbouring residents. Approved at Bolton with conditions.

02171/17

3 Lambeth Close

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

Recommended for refusal at Horwich due to amendments to plans requested by Highways to provide for 2 viable incurtledge parking spaces to serve the property. Approved at Bolton with conditions.

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).

Recommended for refusal at Horwich due to the size of the extension and the absence of bat and great crested newt surveys. Approved at Bolton with conditions.

CORRESPONDENCE: FOR INFORMATION ONLY

PL 3781 a) Bolton Council: decision re designation of Horwich Neighbourhood Plan area.

Resolved to note the correspondence as presented.

TO CONFIRM THE DATE OF THE NEXT MEETING AS 22 FEBRUARY 2018

PL 3782 Resolved to confirm the date of the next meeting as 22 February 2018.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

PL 3783 None.

The meeting closed at 8.45 pm.

Chairperson Date.....