

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 22 February 2018 commencing at 7.43 pm.

PRESENT Councillors: J. Bullock (in the Chair), M. Brady, I. Carruthers,
S. Chadwick, R. Graham, J. Kellett, S. Rock, P. Wright.
Town Clerk, C. Hutchinson.
1 member of the press.
7 members of the public.

CHAIR TO OUTLINE FIRE SAFETY EVACUATION PROCEDURE:

PL 3784 Councillor Bullock outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3785 Resolved to accept apologies for absence from Councillors Denton, Holmes, Jarvis, McKeon, Root and Stone 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 3786 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 25 JANUARY 2018:

PL 3787 Resolved to approve the minutes of the meeting of the Planning Committee held on 25 January 2018.

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

PL 3788 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.

02696/18 Land off Factory Hill

Change of use of domestic stables to therapeutic horse riding facility including erection of circular training facility and building comprising 4No stables, lecture room and toilets together with relocation of previously approved manege

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

Several residents of Factory Hill expressed their objections to this application for the following reasons:

- the proposal is for a larger development than the one approved in 2016 which was for personal, not commercial or livery use.

This development had not complied with the conditions, the manege was in a different position, closer to neighbours and the development had not been completed. The site was in a poor state with builders' rubble and waste left on the site making it unsightly and turning the area into an eyesore. The applicant had refused to move the material when asked.

- the applicant's claim that there were no local therapeutic riding was disputed as these facilities were provided at nearby Matchmoor Riding Centre
- there are concerns that this application was the first step to further development on this site
- the development, which would include toilets and a classroom, would see an increase in the size of the existing stables by 50% along with an increase in the number of vehicles including horseboxes using Factory Hill. The road is narrow and unsuitable for heavy vehicles and is already in a poor state and would deteriorate further. It is a private road, not maintained by the local highway authority. Any repairs are the responsibility of the residents
- there are concerns about foul drainage onto neighbouring land and how this would be addressed and the impact of noise, odours and disturbance to the amenity of neighbouring residents
- the proposed development will have a negative effect on the character and appearance of the area and the openness and bio diversity of the Green Belt
- there are concerns for pedestrian safety due to an increase in traffic and that there is not enough on site car parking proposed

Resolved to return to Committee.

While accepting that the proposed use of the new development was for good, therapeutic work, Members expressed concerns that this could be the start of making a larger business and were sympathetic to residents' objections to the proposal.

Resolved to recommend refusal of this application with 1 abstention noted, on grounds of highway safety, further deterioration of the road surface caused by additional use, detrimental impact on the amenity of neighbouring residents and the effect on the openness and biodiversity of the surrounding area.

02622/18

46 Winter Hey Lane

New window opening to side elevation

There had been no objections. Members resolved to recommend approval of this application with 1 abstention noted.

02680/18
7 Essex Street
Erection of single storey extension to side and rear

There had been no objections and 1 letter of support. Resolved to recommend approval with 1 abstention noted.

02700/18
100 Claypool Road
Demolition of existing and erection of detached garage at rear

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

02708/18
Oakroyd, Foxholes Road
Erection of two storey extension to side and rear

There had been 1 objection from neighbouring residents who were concerned about loss of privacy as the extension will overlook their front garden and windows. There had been no highway objections and Greenspace had commented on the requirement for a bat survey at a suitable time of year and also that any tree felling or clearing of hedgerows should only take place outside the bird nesting season (Mar – Aug incl.) or if the site has been declared free of nesting birds by a suitably qualified expert.

Resolved to recommend refusal of this application by 5 votes to 2 with 1 abstention noted, on grounds of overdevelopment, loss of privacy and light to neighbouring property.

02818/18
Joli Brook Farm, High Rid Lane, Lostock
Erection of detached garage adjacent to north western boundary storey

There had been no objections. Highways had commented that the proposal could potentially impact on public right of way HOR068. Resolved to recommend approval of this application with 1 abstention noted.

02826/18
St Catherines Nursing Home, 1 Queen Street
Erection of building to house 3No biomass boilers and pellet storage area

There had been no objections. In response to a request from Highways additional information had been provided regarding the size of the service vehicle which was a similar size to a normal refuse vehicle. Although there was some concern at the height of the chimney Members were pleased to see the use of clean energy. Resolved to recommend approval of this application with 1 abstention noted.

02828/18

4 Top o'th'Wallsuches

Formation of double garage within banking to rear of parking area

There had been no objections and 1 letter of support. The view was expressed that the building of a garage would be of benefit in this location. Resolved to recommend approval of this application with 1 abstention with the condition that materials used should be in keeping with the Conservation Area.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY

PL 3789 None.

CORRESPONDENCE: FOR INFORMATION ONLY

- PL 3790 a) Bolton Council: notice of temporary road closure of Crown Lane on 24 February 2018 for 7 days for resurfacing.
 b) Bolton Council: Bolton (Public footpath Blackrod 008) (Temporary closure) (No. 35) Order 2018 operative from 1 February 2018 for a period of 6 months or until the work is completed to facilitate core engineering works and construction of a new footbridge.
 c) CPRE Lancashire Greater Manchester and Merseyside: notice of public meeting to discuss the Greater Manchester Spatial framework (GMSF) on Tuesday 20 March 2018 10.30am – 12.30pm at Friends Meeting House Manchester. Registration required via Eventbrite.

Resolved to note the correspondence as presented.

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

PL 3791 Resolved to confirm the date of the next meeting as 22 March 2018.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY

PL 3792 None.

The meeting closed at 8.02 pm.

Chairperson Date.....

