

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 19 July 2018 commencing at 7.40 pm.

PRESENT Councillors: J. Bullock (in the Chair), M. Brady, I. Carruthers,  
S. Chadwick, K. Denton, J. Kellett, K. McKeon, S. Rock, G. Stone,  
P. Wright.  
Town Clerk, C. Hutchinson  
1 member of the public.

TO APPOINT THE CHAIR OF THE PLANNING COMMITTEE FOR 2018 - 2019:

PL 3820 Resolved to appoint Councillor Bullock as Chair of the Planning Committee for 2018 – 2019.

CHAIR TO OUTLINE THE FIRE EVACUATION PROCEDURE:

PL 3821 Councillor Bullock outlined the procedure.

TO APPOINT THE DEPUTY CHAIR OF THE PLANNING COMMITTEE FOR 2018 - 2019:

PL 3822 Resolved to appoint Councillor Chadwick as Deputy Chair of the Planning Committee for 2018 – 2019.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3823 Resolved to accept apologies from Councillors Graham, Holmes, Jarvis and Root.

TO REMIND MEMBERS TO MAKE A DECLARATION CONCERNING ANY MATTERS TO BE DISCUSSED DURING THE MEETING OF WHICH THEY HAVE AN INTEREST:

PL 3824 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 21 JUNE 2018:

PL 3825 Resolved to approve the minutes of the meeting of the Planning Committee held on 21 June 2018.

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

PL 3826 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.

03813/18

8 Lee Lane

Erection of pitched roof to rear extension.

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

03816/18

4 Pendle Drive

Erection of single storey extension at rear.

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

03817/18

264 – 266 Chorley New Road

Change of use from retail (Class A1) to restaurant (Class A3) including alterations to shop front and erection of flue at rear.

There had been no objections. Highways had commented that on-street parking is available and there is access to sustainable public transport provision and acting on these observations they had no reasonable objections to the proposed change of use. Some Members expressed concern about proliferation and economic viability of restaurants in Horwich but accepted that this was not a material planning consideration.

Resolved to recommend approval of this application.

03870/18

707 Chorley New Road, Lostock

Removal of car port and erection of single storey extension at side.

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

03894/18

Vale House, Vale Avenue

Variation of condition 07 on approval 02189/17 (to amend materials).

There had been no objections and no comments. Resolved to recommend approval of this application, subject to approval of proposed cladding material by building control.

03894/18

73 St Leonards Avenue, Lostock

Amendments to previously approved application 96597/16 for retrospective consent for the erection of part two storey/part single storey extension to front, side and rear including integral garage.

There had been no objections but one comment had been received requesting a condition that the additional ground floor window is permanently obscure glazed and would also like confirmation that the extension will not exceed 2.2m as indicated on the original approval.

Members expressed concerns about this application as they were aware that there had been strong objections from neighbours and that this was a retrospective application.

Resolved to recommend refusal of this application on grounds of scale, height and being out of character with neighbouring properties.

03899/18

243 Lee lane

Variation of condition 2 on application 59063/01 to extend opening hours to 09.00 to 22.00 Monday to Sunday.

There had been no objections and no comments. Members were keen to support local businesses and encourage visitors to the town. Resolved to recommend approval of this application.

03902/18

Rivington Grange, Victoria Road

Erection of 4 entry statements and frontage wall.

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

03921/18

Land at Factory Hill

Variation of condition 7 (outside storage) and 10 (children with disabilities) on application 02696/18 to include storage for hay and food stuffs for the animals on condition 7 and to include individuals with special educational needs and disabilities on condition 10.

There had been 1 comment received regarding what sort of foodstuffs would be stored in the open and also concerns about smells.

It was resolved to recommend refusal of this application due to a lack of information regarding the amount of storage required.

03929/18

64 Scholes Bank

Installation of Juliette balcony to rear elevation.

There had been no objections and no comments. Some Members were concerned that the property was located in a conservation area but did not object on condition that the development was done sympathetically.

Resolved to recommend approval of this application.

PL 3827        None.

CORRESPONDENCE: FOR INFORMATION ONLY:

- PL 3828        a) Bolton Council: notice of temporary road closure – Makinson Avenue – from Gloucester Avenue to Ainsworth Avenue 30 July – 3 August 2018 for resurfacing.
- b) Bolton Council: notice of temporary traffic order Lee Lane – no right turn(@Crown Roundabout) 26 July 2018 7pm – 10pm for manhole repairs.
- c) Daly International: ARQIVA’S Smart Meter Network – proposed development on pavement at Greenstone Avenue, Horwich.
- d) Bolton Council/Bolton Community Leisure Trust:email re. Old Horwich Leisure centre demolition.
- e) Bolton Council: public footpath no068 Horwich (part) public path extinguishment and definitive map and statement modification –land within the vicinity of Higher Wilson Fold Farm and Joli Brook Barn, High Rid Lane, Lostock.

The correspondence was noted.

TO CONFIRM THE DATE OF THE NEXT MEETING AS 23 AUGUST 2018:

PL 3829        Resolved to confirm the date of the next meeting as 23 August 2018.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 3830        None.

The meeting closed at 8.02 pm.

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