

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 23 August 2018 commencing at 7.40 pm.

PRESENT Councillors: S. Chadwick (in the Chair), M. Brady, I. Carruthers,  
R. Graham, J. Kellett, S. Rock, P. Wright.  
Town Clerk, C. Hutchinson  
Ward Councillor for Horwich North East Councillor R. Silvester

DEPUTY CHAIR TO OUTLINE THE FIRE EVACUATION PROCEDURE:

PL 3831 Councillor Chadwick outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3832 Resolved to accept apologies from Councillors Bullock, Denton, Holmes,  
Jarvis, McKeon, Root and Stone

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

PL 3833 Councillor Rock declared a personal interest in planning application  
04180/18.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 19 JULY 2018:

PL 3834 Resolved to approve the minutes of the meeting of the Planning  
Committee held on 19 July 2018.

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

PL 3835 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

04164/18

Unit 1, 567 Chorley New Road

Erection of attenuation structure around existing plant equipment

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

Councillor Silvester, Ward Councillor for Horwich North East expressed  
his concern and objection to this application on grounds that if this  
structure is constructed then the loading bay will not be able to be used  
as HGVs/large lorries or any other vehicle will not be able to park fully  
within the loading bay. This will create problems to general vehicle  
movement within entrance to the site if lorries have to park on the  
general car parking area and cause an obstruction to other vehicles  
entering the site to park. It would also have an impact on the residents

of the apartments located above the retail units. Also emergency vehicles such as fire engines would be unable to access the full loading bay to extinguish a fire at the rear of the premises.

Resolved to return to Committee.

Members also expressed concern on this matter as if this planning application were to be approved then large HGV lorries would not be able to park within the loading bay which would contradict the previous design and access statement made, causing a negative impact on the present occupiers of the apartments above the retail units but also on vehicles entering the site to park up to shop. There was also concern that there is the potential for larger HGVs using the site if ownership of the store changes in the future.

Resolved to recommend refusal of this application on grounds that it will restrict servicing provision to existing businesses and create problems for general vehicle movement within the site.

03919/18

Chorley New Road Primary School, Chorley New Road

Variation of condition 04 on approval 97002/16 (to remove part of condition which refers to the existing clock tower (on the Victorian/original part of the school building) and its incorporation within the school grounds)

There had been 3 objections from Councillor Silvester, Horwich Heritage and 1 neighbouring resident on grounds that this well-known heritage feature should be retained.

Members were informed by the Town Clerk that Councillor McKeon had received information from the developer Wilmot Dixon on a proposal to remove the metal top of the clock tower and replace the wooden base with a new structure which would be sited on the new school site, subject to planning approval.

Resolved to recommend refusal of the current application as it is important that this feature is retained as it is an important part of Horwich's heritage.

046060/18

9 Shaftesbury Avenue, Lostock

Erection of a single storey extension to side and rear.

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

04112/18

32 George Street

Demolition of rear boundary wall to provide parking space, installation of roof lights and alterations to windows and doors.

There had been 1 objection from Horwich Heritage on grounds that the proposed works are unsympathetic to the property and the conservation area. Members expressed concern that a vehicle could protrude out of the parking space and obstruct pedestrian access. Resolved to recommend refusal of this application.

04180/18

BWFC Eddie Davies Football Academy, Ox Hey Lane, Lostock  
Installation of underground foul pumping station.

There had been no objections. United Utilities had confirmed acceptance for the connection of the proposed rising main into a manhole on the new sewer system being constructed to serve the nearby residential development.

Resolved to recommend approval of this application.

04270/18

10 The Strand  
Erection of single storey extension and porch to rear

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

04280/18

1009 Chorley New Road  
Demolition of garage and erection of single storey granny annexe

There had been no objections. Resolved to recommend approval of this Application.

#### BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY:

PL 3836

03894/18

73 St Leonards Avenue

Amendments to previously approved application 96587/16 for retrospective consent for the erection of part two storey/part single storey extension to front, side and rear including integral garage.

Recommended for refusal at Horwich in July 2018 on grounds of scale, height and out of character. Approved with conditions at Bolton.

#### CORRESPONDENCE: FOR INFORMATION ONLY:

PL 3837

- a) Bolton Council Highways and Engineering: legal notice and associated plans for proposed school keep clear markings at Chorley New Road Primary.

- b) Bolton Council: email correspondence regarding suggestions for street naming at land at former Loco Works site.
- c) Bolton Council: Road Traffic Regulation Act 1984 – notice of temporary closure of public footpaths and bridleway due to moorland fires.

The correspondence was noted.

TO CONFIRM THE DATE OF THE NEXT MEETING AS 20 SEPTEMBER 2018:

PL 3838        Resolved to confirm the date of the next meeting as 20 September 2018.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 3839        Members were informed that application no. 03921/18 Land at Factory Hill which had been recommended for refusal at Horwich in July 2018 had been deferred by Bolton Planning Committee with a request for clarification regarding outdoor storage.

The meeting closed at 7.55 pm.

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