

## **HORWICH TOWN COUNCIL**

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 20 September 2018 commencing at 7.40 pm.

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

**CHAIR TO OUTLINE THE FIRE EVACUATION PROCEDURE:**

PL 3840 Councillor Bullock outlined the procedure.

**TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:**

PL 3841 Resolved to accept apologies from Councillors Graham, Holmes, Jarvis, McKeon 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 3842 None.

**TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 23 AUGUST 2018:**

PL 3843 Resolved to approve the minutes of the meeting of the Planning Committee held on 23 August 2018.

**CONSULTATION: BOLTON COUNCIL – DRAFT RIGHTS OF WAY IMPROVEMENT PLAN:**

PL 3844 All Members had been provided with an electronic copy of this document. The importance of this document was recognised and Members pleasing to note the recognition of lack of access for people with disabilities. It was hoped that adequate funding would available to support the consultation proposals.

Resolved to note the consultation document as presented.

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

PL 3845 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

The Town Clerk informed Members that as the Planning Officer was currently on leave it had not been possible to establish if there had been any objections to any of the listed applications, other than those that had been sent directly to the Town Council.

04295/18  
1 Barncroft Drive  
Erection of first floor side extension

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

04302/18  
3 Bleasdale Close, Lostock  
Erection of a single storey rear/part side extension

Resolved to recommend approval of this application

04305/18  
Corner of Brunel Street, Chorley New Road  
Erection of three storey mixed use building comprising office/retail space to ground floor (Class A1), 4No self contained two bed apartments to first and second floor together with bin/cycle store and off road parking to rear.

It was noted that a previous application at his location had been refused by Bolton Council in April on grounds that the proposed development would have a detrimental impact on the character and appearance of the area and would not enhance and preserve the character and appearance of the Loco Works conservation area.

An objection had been received from Horwich Heritage who stated that while the current application is an improvement on the previous one, it still fails to fully respect the style and proportions of the adjoining Victorian terraces. Heritage had suggested modest amendments which would make a considerable difference to the front and rear appearance of the building. Highways comments remained the same as the previous application.

Although there was some concern about overlooking a nearby sheltered housing complex, other Members expressed the view that there was a need for this type of housing in Horwich and the amendments made the development look more in keeping with the surrounding area, although this was a view not shared by all Members.

Resolved to recommend approval of this application.

04338/18  
47 Old Vicarage Road  
Erection of a single storey extension at rear together with rear dormer and loft

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

04344/18

6 Glabyn Avenue, Lostock

Erection of single storey extension at rear with first floor extension over

Resolved to recommend approval of this application.

04359/18

66 Greenstone Avenue

Demolition of conservatory and erection of part two storey/part single storey extension to side and rear

Resolved to recommend approval of this application.

04371/18

101 Victoria Road

Alterations to form a vehicular access

There had been 1 objection sent to the Town Council from Councillor Silvester, Ward Councillor for Horwich North East who was concerned that if the proposal went ahead and the front garden and hedges were removed that this would alter the character and appearance of the houses on this side of Victoria Road which are set back from the road in an elevated position. Should the application be approved then other properties may follow and this would change the street scene completely.

There had been no objections from Highways who had requested a condition for a vehicle access crossing/dropped kerb onto Victoria Road to facilitate access to the proposed parking provision.

While there was some support for the objection, Members were of the opinion that for reasons of highway safety there was a requirement off road parking provision on Victoria Road.

Resolved to recommend approval of this application.

04381/18

Unit 2, Lodge Bank

Change of use from freight depot and yard (Class B8) to bus and coach depot (sui generis)

The proposal is from a company that supplies temporary drivers to national bus companies and rail replacement transport co-ordinators who currently operate under a franchise to Northern Rail in the transfer/re-direction of rail passengers onto replacement bus services.

There had been no objections from highways.

Resolved to recommend approval of this application.

04389/18

8 Walker Fold, Walker Fold Road

Listed building consent for replacement of window frames and roof to bay window

The proposal is to replace the existing bay window to the rear of this Grade 2 listed extended semi detached property as the current frames are of timber construction and have perished over time. To prevent further deterioration the proposal is to install stone mullions which have more longevity and will match up to the other ground floor windows of the property. Traditional materials will be used that are in keeping with the character and property of the conservation area.

Resolved to recommend approval of this application.

04413/18

49 Gresley Avenue

Erection of a first floor extension over garage together with open area at rear with balcony above.

Resolved to recommend approval of this application.

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

PL 3846

03899/18

243 Lee Lane

Variation of condition 2 on application 59063/01 to extend opening hours to 9am to 10pm Monday - Sunday.

Recommended for approval at Horwich. Refused at Bolton on grounds of being contrary to policy as the proposed development would extend noise and activity in and around the premises to the detriment of the living conditions of nearby residents in particular 241 Lee Lane.

Members were informed that this had been a delegated decision which was going to be reviewed as the applicant had the full support of neighbouring residents. Councillor Kellett was thanked for providing this information.

**CORRESPONDENCE: FOR INFORMATION ONLY:**

PL 3847

- a) Bolton Council: additional email correspondence regarding street naming at land at former Loco Works site.
- b) Bolton Council: notification of temporary road closure – Lee Lane 26 Sept 2018 7pm – 10pm for manhole repairs.

- c) Bolton Council: Notification of temporary road closure – Haskoll Street 10 Sept 2018 for 5 days for construction works.
- d) Bolton Council: notification of temporary road closure – Back Dickinson Street West 2 Oct 2018 for 3 days for work to water mains
- e) Bolton Council: Invitation to Horwich and Blackrod Two Towns Area Forum meeting on Tuesday 25 Sept 2018.

The correspondence was noted.

**TO CONFIRM THE DATE OF THE NEXT MEETING AS 18 OCTOBER 2018:**

PL 3848          Resolved to confirm the date of the next meeting as 18 October 2018.

**OTHER PLANNING MATTERS: FOR INFORMATION ONLY:**

PL 3849          Members were provided with an update on the recent meeting of the Rivington Case Liaison Committee. It was reported that there had been a very positive outcome with good co-operation between developers and Bolton Council.

The meeting closed at 8.07 pm.

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