

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 18 October 2018 commencing at 7.40 pm.

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

CHAIR TO OUTLINE THE FIRE EVACUATION PROCEDURE:

PL 3850 Councillor Bullock outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3851 Resolved to accept apologies from Councillors Holmes, Rock 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 3852 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 20 SEPTEMBER 2018:

PL 3853 Resolved to approve the minutes of the meeting of the Planning  
Committee held on 20 September 2018.

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

PL 3854 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

04374/18  
8 Gresley Avenue  
Erection of single storey extension at side/rear.

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

04406/18  
45 Angelbank  
Erection of a single storey rear extension

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

04469/18  
264 – 266 Chorley New Road

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

A previous application was refused in June. Pollution control have raised concerns regarding noise and odour from the premises but have requested that should the application is approved that conditions are attached regarding hours of trading, control of odour and noise and external lighting in order to safeguard the amenity of neighbouring residents.

Resolved to recommend refusal of this application due to concerns regarding noise and odour from the premises.

04484/18

Corra Lynn, Chorley Old Road

Reserve matters application pursuant to outline application 94488/15 (erection of a detached dwelling – access, appearance, landscaping, layout and scale details)

Outline application for a three bedroom split level bungalow had previously been approved. There had been two objections to the new application on grounds of overlooking, loss of natural light to neighbours, potential damage to trees at the rear and to the water table and neighbouring properties (although this was not a material planning consideration). Highways had requested that the applicant needed to submit tracking analysis to demonstrate vehicle accessibility from the highway to the parking layout indicated and also the ability to enter and leave the site in a forward gear. Tree and Woodlands had commented that they did not support this application due to the impact on protected trees and had requested a tree survey.

Resolved to recommend refusal of this application on grounds of overdevelopment of the site.

04515/18

Horwich Parish C of E School, Church Street

Listed building consent to install new double glazed replacement windows to north, south and west elevations

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

04517/18

Unit 19C, Middlebrook Retail Park

Siting of 2No LED internally illuminated fascia signs and 3No vinyl graphics to retail park totem signs

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

04567/18

The Orchids, Princess Road, Lostock

Erection of a single storey front extension together with a garden store to side

There had been no objections. Tree and Woodlands had commented that they were unable to support this application due to the impact on the root protection zone of a protected horse chestnut tree.

Resolved to recommend refusal of this application due to concerns about possible damage to a protected tree as per the comments from Tree and Woodlands.

04615/18

4 Top o'th Wallsuches

Application to increase size of garage and siting of glazed balustrade to garden area above.

There had been one objection from Horwich Heritage on grounds of overdevelopment. Councillor Silvester had commented that if the natural stone matches the existing building and its features are not overbearing then the development should complement and add to the character of the area and not harm it. This was not a view shared by the majority of Members who resolved to recommend refusal of this application on grounds of overdevelopment.

04624/18

5 Evanstone Close

Demolition of existing conservatory and erection of single storey extensions to rear

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

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

PL 3855

03327/18

4 Crowborough Close

Erection of part single part two storey extension to side.

Recommended for refusal at Horwich on grounds of overdevelopment and inadequate off road parking. Approved at Bolton with conditions that the external surfaces are to be of similar colour, texture and size to the existing building to ensure development fits in visually and safeguards the character and visual appearance of the locality. The applicant has since supplied an amended plan for off road parking facility.

04112/18

32 George Street

Demolition of rear boundary wall to provide parking space, installation of roof lights and alterations to windows and doors. Recommended for refusal at Horwich on grounds of not being in keeping with the conservation area and concerns that pedestrian access would be restricted. Approved at Bolton with conditions. The Officer's report had stated that the proposal would not have a detrimental impact on the street scene or character of the existing and neighbouring properties, both of which have already removed their rear walls to provide a parking space

**CORRESPONDENCE: FOR INFORMATION ONLY:**

- PL 3856
- a) Bolton Council: public path diversion order and definitive map and statement modification order 2018. Public footpath no.008 Blackrod (part).
  - b) Bolton Council: notification of temporary road closure – Factory Hill 8 October 2018 for 5 days for electricity repairs.
  - c) Bolton Council: Notification of temporary road closure – Factory Hill 15 October 2018 for 5 days for gas works.
  - d) Bolton Council: notification of temporary road closure – Lostock Lane 22 October 2018 for 7 days for resurfacing.
  - e) Bolton Council: notification of temporary road closure – Lever Park Avenue closed one way only 22 October 2018 for 2 days for highway maintenance.
  - f) Lancashire County Council consultation: Joint Lancashire Minerals and Waste Local plan Review.

The correspondence was noted.

**TO CONFIRM THE DATE OF THE NEXT MEETING AS 22 NOVEMBER 2018:**

- PL 3857 Resolved to confirm the date of the next meeting as 22 November 2018.

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

- PL 3858 Concerns raised about fracking were noted for discussion as an agenda item at the next Planning Committee meeting as was the request for a change of date for the December meeting of the Planning Committee to 13 December.

The meeting closed at 7.50 pm.

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

