

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 22 November 2018 commencing at 7.40 pm.

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

CHAIR TO OUTLINE THE FIRE EVACUATION PROCEDURE:

PL 3859 Councillor Bullock outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3860 Resolved to accept apologies from Councillors Carruthers, Graham and Jarvis.

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

PL 3861 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 18 OCTOBER 2018:

PL 3862 Resolved to approve the minutes of the meeting of the Planning Committee held on 18 October 2018.

TO RECEIVE A WRITTEN UPDATE FROM BOLTON COUNCIL PLANNING ON THE RIVINGTON CHASE DEVELOPMENT AND APPROVE A LIST OF SPECIFIC QUERIES IN RESPONSE TO THIS UPDATE:

PL 3863 A copy of the update had been made available to all Members. While the progress to date was welcomed and it was pleasing to see funding in place, there was some concern expressed about the timing for construction of the proposed spine road to accommodate the heavy plant traffic required for housing development. It was confirmed that it was hoped to start building the spine road by February – March 2019 with completion due within twelve months. There was also concern about the possible loss of open space identified in the original plan due to the site being developed on a piecemeal basis.

Resolved to receive the written update from Bolton Council Planning on the Rivington Chase development, with Chair of Planning to respond in writing.

TO DISCUSS THE COUNCIL PLANNING COMMITTEE'S APPROACH TO THE ISSUE OF FRACKING, IN THE EVENT THAT AS A CONSULTEE IT MAY BE ASKED TO COMMENT ON FUTURE APPLICATIONS FOR HYDRAULIC FRACKING WITHIN THE PARISH BOUNDARY:

PL 3864 In 2016 Bolton Council passed a motion that it would not allow exploratory drilling or infrastructure associated with fracking for shale gas on land it controls or owns, would rigorously scrutinise and determine planning applications and respond should opportunity arise to oppose any further proposals from central government to transfer decision making on fracking applications away from the local planning authority. In March 2016 Horwich Town Council passed a resolution fully supporting this motion. It had been requested that in view of recent events at the fracking site at Preston New Road, Council should re-visit this issue.

All Members were in agreement that they were opposed to fracking on a matter of principle, by reason of the effect of continued use of fossil fuels on rising temperatures leading to climate change and that it was important to emphasise and endorse what was resolved in 2016. There were concerns about Government proposals for a “fast track” approach to fracking to treat shale gas exploration as permitted development thereby taking local councils out of the decision making process for fracking proposals. There were also concerns about fracking applications on privately owned land as it was acknowledged that these could be refused by the local planning authority but go on to be approved by the Planning Inspectorate, as in the case of the Preston New Road site. The issue of whether or not Bolton Council invests in companies having fracking interests was a complex issue and it was noted that Bolton Council was currently looking at its pension provider’s investments.

Resolved that Council re-iterates and endorses its previous resolution that it will support Bolton Council’s resolution not to allow exploratory drilling or infrastructure associated with fracking on any land it controls or owns. Furthermore it will continue to rigorously scrutinise all planning applications for fracking and also oppose any proposals from central government to transfer decision making on fracking applications away from local councils. Also resolved that Council write formally to Bolton Council, the local MP, the Mayor of Greater Manchester and central government to inform them of this decision and also issues a press release with this information.

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

PL 3865 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

04445/18

Land at former Horwich Loco Industrial Estate, Chorley New Road  
Erection of 2No detached residential dwellings.

It was noted that this was in addition to the approved application for 112 dwellings. There had been 2 objections on grounds of loss of green space and highway safety concerns. Members expressed the view that it was inappropriate for the developer to bring a further application for 2 houses as planning was supposed to be a structured process. There were concerns that this would set a precedent for future development on open space at Rivington Chase.

Resolved to recommend refusal of this application due to concerns about the loss of open space, the possibility that this could set a precedent for future developments and the inappropriate use of the planning process.

04666/18

Winster, Old Rake

Erection of first floor extension together with raised balcony at the rear.

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

04682/18

18 Ansdell Road

Erection of single storey extension at side.

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

04697/18

26 Hollowell Lane

Erection of a single storey extension with pitched roof.

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

04702/18

Caldbeck, Chorley Old Road

Demolition of existing dwelling and erection of a detached dwelling with integrated garage.

There had been no objections. Conditions had been requested to address issues of land contamination by remediation measures. Highways had made recommendations about issues that required rectifying before it could support this application. Drainage had commented that the owner might wish to consider the implementation of flood resilience measures

Resolved to recommend approval of this application, subject to the requested conditions.

04714/18

Land opposite Chorley New Road

Application for prior approval for a 20m monopole mast with associated works.

There had been 1 objection from Councillor Silvester on grounds of the impact on the character and appearance of the area, higher than lighting columns and believes that the applicant has not looked at alternative locations. Members shared concerns about the height of the proposed mast which was inappropriate in a residential area.

Resolved to recommend refusal of this application.

04741/18

Foxfield, 25 Ainscow Avenue, Lostock

Erection of a raised external terrace with glass balustrade to rear.

There had been 2 objections due to concerns that the development was visually intrusive, unacceptable overlooking, leading to loss of privacy and concern that it had already been built.

Resolved to recommend refusal of this application on a point of principle that it is inappropriate to come for planning permission once building has been completed .

04749/18

The Old Sunday School, New Chapel Lane

Amendment of conditions (on application 00371/17 approved drawings) amendment to include : 1. installation of two dormer windows to the rear elevation, 2. amendments to window head levels to the front and rear elevations.

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

04819/18

Toppings, Foxholes Road

Variation of condition 02 on approval 96783/16 (alteration to door and windows on front elevation of plot 1

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

04844/18

39 Wallsuches

Erection of timber shed at the rear garden.

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

04856/18

6 Alderbank

Erection of first floor extension at side.

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

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

PL 3864

03921/18

Land at Factory Hill

Variation of condition 7 (outside storage) and 10 (children with disabilities) on app 02696/18 to include storage for haylage for the horses on condition 7 and to include individuals with special educational needs and disabilities on condition 10.

Recommended for refusal at Horwich on grounds of lack of information regarding the amount and nature of outside storage. Approved at Bolton with conditions including no outside storage is to take place within the confines of the application site except for haylage which is to be stored within the area indicated on the site plan drawing.

04164/18

Unit 1, 567 Chorley New Road

Retention of plant equipment location and erection of associated attenuation structure.

Recommended for refusal at Horwich on grounds that it would restrict servicing provision and create problems for general vehicle movements on the site. Approved at Bolton with conditions including the implementation of a delivery management vehicle tracking arrangements plan to ensure that delivery vehicles used at this premises can be larger than 12m in length in order to prevent any obstruction to customers entering from the main road and also that the consent will stand for the duration of the Co-op's occupation of the unit. If the Co-op vacates the premises they must remove the proposed attenuation that has been granted in this consent.

**CORRESPONDENCE (EMAILED TO ALL COUNCILLORS: FOR INFORMATION ONLY:**

PL 3865

a) Bolton Council: planning appeal/application 02434/17 – land off Victoria Road, information regarding public inquiring 2 - July 2019.

- b) Bolton Council: notice of confirmation of public footpath no.008 Blackrod (Part) diversion order and definitive map and statement modification order 2018.
- c) Bolton Council: notification of temporary road closure – Foxholes Road 12 November 2018 for 5 days for gas works.
- d) Bolton Council: notification of temporary road closure for Horwich Christmas Light switch-on between 5pm – 7pm on 30 November 2018.
- e) Bolton Council: prohibition of driving order 2018 – Raleigh Close.

The correspondence was noted.

TO CONFIRM THE DATE OF THE NEXT MEETING AS 13 DECEMBER 2018:

PL 3866          Resolved to confirm the date of the next meeting as 13 December 2018.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 3867          None.

The meeting closed at 8.19 pm.

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