

## **HORWICH TOWN COUNCIL**

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 24 January 2019 commencing at 7.42 pm.

**PRESENT** Councillors: S. Chadwick (in the Chair), M. Brady, K. Denton, R. Graham, J. Kellett, K. McKeon, S. Rock, P. Wright.  
Town Clerk, C. Hutchinson  
Ward Councillor for Horwich North East, Councillor R. Silvester  
3 members of the public

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

PL 3875 Councillor Chadwick outlined the procedure.

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

PL 3876 Resolved to accept apologies from Councillors Bullock, Carruthers, Holmes, Jarvis, 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 3877 None.

**TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 13 DECEMBER 2018:**

PL 3878 Resolved to approve the minutes of the meeting of the Planning Committee held on 13 December 2018.

**CONSULTATION: GREATER MANCHESTER SPATIAL FRAMEWORK REVISED DRAFT – JANUARY 2019**

PL 3879 All Members had received an email containing a link to the online document and it was confirmed that the closing date for comments was 18 March 2019.

Resolved to defer this item to the meeting of the Planning Committee on 21 February 2019 to allow Members more time for consideration.

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

PL 3880 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

05170/18

Land at Mill Lane and Gingham Brow

Application for permission in principle for the erection of two dwelling houses and associated amenities.

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

Mr Stephen Johnson, a local resident raised objections on grounds that the proposal was inappropriate development in a location that was in the

conservation area and the Green Belt. It would impact on the character and appearance of the area and raise highway and pedestrian safety concerns. It had also been confirmed that Japanese Knotweed and Himalayan Balsam had been identified on the site.

Ward Councillor for Horwich North East Councillor Richard Silvester also expressed objections to this application on grounds that it was inappropriate development which would cause harm to the Green Belt, West Pennine Moors and the Wallsuches conservation area, would compromise the amenity and privacy of neighbouring properties and that it was not feasible or safe for access to be provided from Mill Lane into the development site and that access from Gingham Brow was completely unsuitable for entry into the development site. Councillor Silvester concluded that the proposal should be refused as it was contrary to several policies which he referred to.

Resolved to return to Committee. Mr Johnson and Councillor Silvester were thanked for their contribution.

It was noted that there had been 42 objections to this application on grounds detailed by Mr Johnson and Councillor Silvester.

Resolved to recommend refusal of this application as it is contrary to Section 9, paragraphs 87, 88 and 89 of the National Planning Policy Framework and Bolton's Allocations Plan Policy CG7AP and also contrary to Policies CG3, CG4, OA1 and P5 of Bolton's Core Strategy.

04895/18

19 Mill View Lane.

Listed building consent for retention of garden shed at rear.

There had been 2 objections and 1 expression of support.

Resolved to recommend approval of this application.

05072/18

19 Mill View Lane

Retention of garden shed at rear

There had been 2 objections and 1 expression of support.

Resolved to recommend approval of this application.

05041/18

6 Bensey Rise

Retention of house without complying with condition 04 on application 69777/04 (to enable garage to be converted into habitable room).

Resolved to recommend approval of this application.

05045/18

St Josephs RC High School, Chorley New Road

Erection of two storey extension to form teaching block and erection of single storey extension to form science preparation room.

Resolved to recommend approval of this application.

05065/18

10 Stoneycroft Avenue

Erection of a single storey side extension and erection of detached double garage with bedrooms and bathroom above at front of property.

Resolved to recommend approval of this application.

05101/18

45 Lee Lane

Retention of a change of use from a shop (A1) to drinking establishment (A4)

Resolved to recommend approval of this application.

05108/18

17 and 19 Avonhead Close

Erection of a single storey extension to side together with pitched roof to garage.

Resolved to recommend approval of this application.

05115/18

The Homestead, Higher Austins, Lostock

Change of use from stables and garden store (shed) to residential annexe (C3).

Resolved to recommend approval of this application.

05136/18

98 Winter Hey Lane

Demolition of outside WC and erection of single storey rear extension.

Resolved to recommend approval of this application.

05215/18

Unit 7, Lodge Bank

Erection of extension to link two buildings to create larger manufacturing area

Resolved to recommend approval of this application with a condition for a scheme showing precautions to prevent pollution of Pearl Brook watercourse which adjoins the site.

05218/18

Corner of Church Street and Victoria Road

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

There were concerns about the size of the proposed mast in this location. Resolved that the Planning Officer asks the applicant to consider an alternative, less obtrusive location for the mast.

05224/18

17 Alexandra Road, Lostock

Erection of single storey front extension, together with raising of existing roof height to form first floor to create five additional bedrooms.

There were concerns about overdevelopment and it was resolved to make no comment on this application due to a lack of information.

05243/19

711 Chorley New Road

Erection of single storey side extension, single storey rear extension and dormer to rear.

Resolved to recommend approval of this application with a condition for a bat survey, as requested by Greenspace.

05255/19

19 Buckingham Avenue

Erection of an extension to side and front together with a dormer to front and rear elevations.

Resolved to recommend approval of this application.

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

PL 3881            The planning decisions made at Bolton Council were noted.

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

- PL 3882            a. Chris Green MP: response to Town Council's letter stating its position on fracking for shale gas.  
                         b. Department for Business, Energy and Industrial Strategy: response to Town Council's letter stating its position on fracking for shale gas.  
                         c. Gerry Brough, Bolton Council Director of Place: acknowledgement of Town Council's letter stating its position on fracking for shale gas.  
                         d. Bolton Council: notice of temporary road closure New Chapel Lane 5 February 2019 for 1 day for telecom works.  
                         e. Bolton Council: notice of temporary road closure Grimeford Lane 11 February 2019 for 3 days for telecom works.

The correspondence was noted.

**TO CONFIRM THE DATE FOR THE NEXT MEETING AS 21 FEBRUARY 2019:**

PL 3883            Resolved to confirm the date of the next meeting as 21 February 2019.

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

PL 3884            It was confirmed that Highways had agreed to move the location of a proposed new speed warning sign further up Chorley New Road near the entrance to the cemetery.

The meeting closed at 8.52 pm.

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

