

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 18 April 2019 commencing at 8.10 pm.

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

CHAIR TO OUTLINE THE FIRE EVACUATION PROCEDURE:

PL 3904 Councillor Bullock outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3905 Resolved to accept apologies from Councillors Carruthers, Holmes 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 3906 Councillor McKeon declared a personal interest in planning application 05654/19.

TO CONSIDER ALTERNATIVES FOR COMMEMORATION OF THE FALLEN OF THE FIRST WORLD WAR AS PART OF THE DEVELOPMENT OF RIVINGTON CHASE:

PL 3907 It was noted that in 2018 Council was consulted on and provided suggestions to Bolton Council for street naming for the initial phase of housing development underway at Rivington Chase. Following clarification on the convention for street naming, there were no names of the fallen of World War I put forward.

An update was provided as this matter had been discussed at a recent meeting of the HLW Liaison Group. Members of the Royal British Legion had put forward their ideas and with the assistance of Bolton Council, the following proposals were made:

- Paul Whittingham from Bolton Council to approach the landowner of the grassed area behind the Loco Works War memorial to either a lease or transfer of some of the land to Bolton Council
- Bolton Council to extend and improve this area to make more space available for Remembrance Sunday commemoration, including removal of railings and installation of benches around the perimeter
- Possible starting point for heritage trail to cover the whole site with information boards, poppy trail. University to create a phone app to follow the trail and provide information on the history of the whole site

There was support for a suggestion that this area could be named 'Festubert Square' in memory of the fallen at this battle in 1915. Bolton Council had stated that any ideas that the Town Council had on street names, other than the names of individuals, would be gratefully received for consideration.

Resolved to contact Bolton Council to express the Town Council's approval of these proposals and with the suggestion that on completion the area to be renamed 'Festubert Square'.

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TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 21 MARCH 2019:

PL 3908 Resolved to approve the minutes of the meeting of the Planning Committee held on 21 March 2019.

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

PL 3809 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.

Councillor McKeon declared a personal interest in planning application 05654/19.

05250/19

Montcliffe Quarry, Georges Lane

Application for a lateral northerly extension to the existing quarry in order to facilitate the extraction of grit stone for the purpose of producing high grade stone and aggregates

Based on information from the Planning Officer who was awaiting comments from the Environment Agency and Natural England, it was resolved to recommend deferral of this application until the relevant information was available.

05619/19

21 Kensington Drive

Demolition of conservatory erection of single storey rear and first floor side extensions.

There had been one objection on grounds that two further extensions to a property which had already been extended would totally impact on the character of the surrounding neighbourhood, problems matching the bricks, lack of privacy as the window over the garage will overlook a neighbouring lounge window.

Resolved to recommend refusal of this application due to concerns regarding privacy issues and that a Ward Councillor asks that a decision on this application is made by the Planning Committee rather than a delegated decision by officers.

05620/19

Mill Lane Fishery Piggery and Stables

Removal of caravan and erection of dwelling.

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

There had been 20 objections to this application and several residents had contacted Councillor Silvester who addressed Council as Ward Councillor for Horwich North East who summarised these concerns and provided some background to this application.

In June 2013 planning permission was granted for a temporary static caravan on this site for a maximum period of three years, in order to allow the applicant to reside there fulltime to care for the livestock. Horwich Town Council had recommended refusal of this application. Bolton Council approved the application with conditions. This permission for temporary use ceased in June 2016 and the applicant did not apply for an extension to the temporary permission or for permanent planning permission. It appears that the special circumstances to reside do not exist, as it is questionable whether the applicant had ever lived there. Electoral register records from 2014 to the present shows that nobody was registered at this address.

In addition the application was harmful to the greenbelt, contrary to para 87 of the National Planning Policy Framework (NPPF), contrary to s13 of the NPPF and CG78 of Bolton's Core Strategy as would spoil the character and appearance of the green belt and would be harmful to the green belt, and was also contrary to OA1 of Bolton's Core Strategy as it was not compatible with the conservation area.

Resolved to move back into Committee.

Councillor Silvester was thanked for providing this detailed information. Members expressed their concern about speculative temporary permission extending into large dwellings.

Resolved to recommend refusal of this application as it was harmful to the greenbelt, contrary to para 87 of the National Planning Policy Framework (NPPF), contrary to s13 of the NPPF and CG78 of Bolton's Core Strategy as would spoil the character and appearance of the green belt and would be harmful to the green belt, and was also contrary to OA1 of Bolton's Core Strategy as it was not compatible with the conservation area.

05633/19

32 Cooper Street

Demolition of existing conservatory and erection of a single storey rear extension.

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

05368/19

Horwich Parish C of E Primary School, Church Street

Listed building consent for the display of a freestanding v-shaped sign and fascia sign.

05708/19

Horwich Parish C of E Primary School, Church Street

Display of a free standing v-shaped sign and fascia sign.

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

Speak.

Councillor Silvester addressed Council as Ward Councillor for Horwich North East and informed Members that he was fully supportive of both applications as the proposals were for well-designed signs which complimented the conservation area, would add value to and was in keeping with the character of the surrounding area.

Resolved to move back into Committee.

Resolved to recommend approval of application 05368/19 and 05708/19.

05654/19

Croft House Nursery, Bridge Street

Change of use of ground floor and part first floor from nursery to residential together with retention of first floor flat

There had been no highway objections as the proposed application will generate less traffic than its existing use as a nursery and was returning the building to its original use as a dwelling.

05658/19

32 Sefton Lane

Erection of a two storey rear extension to form split levels and alterations to side conservatory with raised decking to rear.

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

05712/19

Unit 16, 75 – 77 The Linkway

External alterations to existing retail unit to create new shop entrances and removal of windows on north east and south west elevations

05713/19

Unit 16, 75 – 77 The Linkway

Variation of condition R7 on application 45960/94 to amend the range of goods that can be sold at Unit 16

There had been no objections to either application for the division of the existing store into two separate retail units. Resolved to recommend approval of application 05712/19 and 05713/19

05739/19

3 Bleasdale Close, Lostock

Installation of a rear dormer

There had been one objection on grounds that the application will overlook the garden and rear bedrooms of a neighbouring property resulting in a loss of privacy.

Resolved to recommend refusal of this application, allowing the decision to be made at Bolton by a planning professional, in view of the

objection received.

05740/19

1 Medway Drive

Erection of single storey extension at rear/side together with single storey front extension to form WC.

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

05769/19

Horwich Moor Methodist Church, Old Lane

Change of use from agricultural land to residential garden area including landscaping and boundary treatment.

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

Councillor Silvester addressed Council as Ward Councillor for Horwich North East and raised objections to this application. The 3 metre strip of land in question is classed as green belt and is open meadow land and there is no justification for the requested re-classification to allow it to be turned into a patio area. The proposal would involve reclassifying green belt into brown field land. There was no justification as property already has a garden area to the north of building. The application would involve taking down and re-building of an existing dry stone wall. The proposal is therefore contrary to s13 of the NPPF and there is no evidence of the exceptional circumstances required to allow the alteration of established green belt boundaries.

Resolved to move back into Committee.

Resolved to recommend refusal of this application on grounds of being contrary to s13 of the NPPF and there is no evidence of the exceptional circumstances required to allow the alteration of an established green belt boundary.

05782/19

11 Lever Park Avenue

Erection of first floor extension at side.

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

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY:

PL 3910 Resolved to note Bolton Council planning decisions as presented.

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

PL 3911 a. Bolton Council: notification of a proposal to introduce waiting restrictions on Napier Drive and immediately surrounding streets.

- b. Bolton Council: notification of successful nomination of Horwich RMI Club, Ramsbottom Road, Horwich as an Asset of Community Value.

The correspondence was noted.

TO CONFIRM THE DATE FOR THE NEXT MEETING AS 23 MAY 2019:

PL 3912 Resolved to confirm the date of the next meeting as 23 May 2019.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 3913 Councillor Bullock informed Members of residents' concerns about issues regarding the sale of Star Lodge which is a significant asset, to a new owner and the responsibility for the maintenance of the lodge and its long term future. This was duly noted and it was expected that it would be discussed in more detail when a change of use application was brought to Council in the future.

The meeting closed at 8.35 pm.

Chairperson Date.....