

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 22 August 2019 commencing at 7.30 pm.

PRESENT Councillors: S. Rock (in the Chair), I. Aldcroft, M. Baines,
J. Bostocksmith, M. Brady, S. Burke, S. Chadwick, A. Coward, D. Grant,
C. Rotherham, G. Stone, P. Wright.
Town Clerk, C. Hutchinson
3 members of the public

CHAIR TO OUTLINE THE FIRE EVACUATION PROCEDURE:

PL 3973 Councillor Rock outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3974 None.

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

PL 3975 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 18 JULY 2019:

PL 3976 Resolved to approve the minutes of the meeting of the Planning Committee held on 18 July 2019.

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

PL 3977 In order to reserve the right to vote on Bolton Council's Planning Committee where the decisions about planning would be made Councillor Wright would not take part in the discussion or voting.

06472/19
19 Abraham Street
Erection of a single storey extension.

Resolved to move out of Committee to allow members of the public to speak.

Mr and Mrs Blinkhorn, residents of 17 Abraham Street expressed objections to this application on grounds of incorrect plans, work had begun prior to a decision being made on planning permission, building regulations regarding emergency egress are contrary to legislation, trees had already been removed from the site causing damage to foundations and the development is overbearing and will cause overshadowing and loss of light.

On return to Committee, Mr and Mrs Blinkhorn were thanked for their attendance.

Resolved to recommend refusal on grounds of intrusion of neighbour's right to light, insufficient information from the applicant and the proposed development would be out of character with the surrounding street scene.

It was also recommended that concerns about work already having started should be referred to Planning Control prior to any decision being made.

06215/19

Bridge Inn, 121 Church Street

Use of part of highway as an external customer seating area in association with the adjoining public house.

Councillor Chadwick declared a personal interest.

Resolved to recommend approval of this application.

06344/19

Knowles Farm, Fleet Street

Conversion of barn into two residencies.

There had been two comments and five objections due to highway safety concerns, environmental concerns and the effect on a public right of way. Also an objection from Horwich Heritage on grounds that the application is deficient as there are no details of the site as a whole to show how it will be subdivided or how access and parking will be provided.

Highways had requested 5 parking spaces to serve this level of development and had commented that they could not reasonably object as although access is sub-standard, liability for its maintenance will fall partly under the remit of the applicant as a street manager, the level of traffic impact will be negligible and potentially comparable with its existing use.

Northern Footpath Society had requested the usual conditions to prevent any obstruction to the public right of way during construction and if temporary or permanent obstruction occurs then a diversion order would be required.

Greenspace commented that planning permission may be determined with all relevant material consideration in relation to biodiversity having been addressed in making the decision, to include protection of wild birds and hedgehogs, prevention of light spillage, provision of bat boxes and boundary lines not to prohibit the movement of wildlife.

Resolved to recommend approval with conditions as specified by Highways, Northern Footpaths and Greenspace.

06492/19

Asda Filling Station, 45 The Linkway

Installation of grocery collection lockers under petrol station canopy.

Resolved to recommend approval.

06493/19

Asda Filling Station, 45 The Linkway

Display of 1No fascia sign and 5No vinyl signs.

Resolved to recommend approval.

06521/19

Woodstock, Old Lane
Erection of single storey extension to rear.

Resolved to recommend approval.

06544/19
24 Ox Hey Lane, Lostock
Erection of a part two storey/part single storey extension.

There had been 1 objection from a neighbour due to loss of light in their conservatory, incorrect dimension on plans, dominant effect which was not compatible with the surrounding modest extension, would like to see a smaller extension more in keeping with the neighbours. There had been no other comments or objections.

Resolved to make no recommendation, due to insufficient information.

06560/19
22 Crompton Road, Lostock
Erection of two storey pitched roof side/front extension

Resolved to recommend approval.

06562/19
63 Alexandra Road, Lostock
Erection of single storey side and rear extension.

There had been 1 objection from a neighbour on grounds of inaccurate site plans, construction will cause disruption to their driveway, possible encroachment of foundations and roof bargeboards, building work should be completed within boundary lines, inadequate parking. There had been no other comments or objections.

Resolved to recommend approval.

06604/19
40 Wallsuches
Listed building consent to remove existing rotten timber gutters and corroded bracketry but retain existing downspouts and fit twinplastic replacement PVC rainwater system.

Resolved to recommend approval with a condition that the materials used are sympathetic with the surrounding conservation area.

06618/19
Land between 46 & 62 Crown Lane
Erection of retaining wall in relation to planning approval reference 02573/17.

Highways had commented that they had no objections as the proposed retaining structures will lie clear of the public highway limit. However concern was expressed that work carried out so far did not comply with the original application.

Resolved to recommend refusal on grounds that the development of the site is not being carried out in accordance with the original application as the site is now elevated and not compliant with the original cut and fill

requirement.

06370/19

Bolton Golf Club Cottage, Chorley New Road, Lostock
Change of use from vacant storage outbuilding to form office (Class B1)
together with alterations to front elevation.

Resolved to recommend approval.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH FOR INFORMATION ONLY:

PL 3978 Resolved to note Bolton Council planning decisions as presented on the list that had been circulated to all Members.

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

- PL 3979 a. Planning Inspectorate: appeal decision ref:
 APP/N4205/W/19/3226558 Land at Former Horwich Loco Works,
 Chorley New Road, Horwich.
- b. CPRE: notification of New Strategic Plan.
- c. Bolton Council: notification of carriageway resurfacing – Rockhaven Avenue (Longworth Road – Street End) – 19 August 2019 for 1 week weather permitting.
- d. Bolton Council: notification of temporary road closure – Road Traffic Regulation Act 1984 – Winter Hey Lane area – 19 August 2019 for 9 Weeks for gas mains replacement.
- e. Bolton Council: notification of footway resurfacing – Catherine Street West – 21 August 2019 for 1 week weather permitting.

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 19 SEPTEMBER 2019:

PL 3980 Resolved to confirm the date of the next meeting as 19 September 2019.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL3981 Correspondence from Bolton Council Department of Place was noted concerning a street naming application for the former Swallowfield Hotel development to Swallowfield Apartments 1 – 28.

An update on the proposed re-sale of Pickups Field by Bolton Council and the proposed development of Horwich Golf Club were noted, as was the information that a decision on the Loco Works spine road had been deferred to allow time to consider an alternative route.

The meeting closed at 8.36 pm.

Chairperson.....

Date.....

