

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee remotely due to Covid-19 restrictions using online conferencing technology on Thursday 23 July 2020 commencing at 7.30 pm.

PRESENT Councillors: S. Rock (in the Chair), I. Aldcroft, M. Baines, J. Bostocksmith, M. Brady, S. Burke, S. Chadwick, K. Denton, S. Denton, D. Grant, C. Rotheram, P. Wright.  
Town Clerk, C. Hutchinson  
Councillor K. McKeon and Councillor R. Silvester, Ward Councillors Horwich North East  
1 member of the public

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

PL 4060 Resolved to accept apologies from Councillor Coward and Councillor Stone. An apology for lateness was accepted from Councillor Burke.

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

PL 4061 In order to reserve the right to vote on Bolton Council's Planning Committee where the decisions about planning would be made Councillor Wright stated that he would not take part in the discussion or voting.

### TO APPROVE THE MINUTES OF THE MEETINGS OF THE PLANNING COMMITTEE HELD ON 18 JUNE AND 22 JUNE 2020:

PL 4062 Resolved to approve the minutes of the meetings of the Planning Committee held on 18 June and 22 June 2020.

### BOLTON COUNCIL: PUBLIC SPACES PROTECTION ORDERS/ALLEY GATES IN HORWICH. NOTICE OF PROPOSED EXTENSION TO THE ORDERS – FOR COMMENT:

PL 4063 Under s72 of the Anti-Social Behaviour and Policing Act (2014) the unitary authority is required to notify any parish council regarding proposed extensions of PSPOs in their area. Copies of the legal order along with location plans had been circulated to all members for information.

Members were in agreement with the review proposals to extend the existing orders as it appeared that residents wished to retain the existing PSPOs, these should remain in place and none should be removed without the residents' consent.

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

PL 4064 08508/20  
Land adjacent 200 Brownlow Road  
Erection of stable block and formation of manege and hardstanding together with associated landscaping

There had been 2 objections, 1 comment and 1 petition containing 8 signatures due to concerns that additional traffic on the road would harm the surface; an increase in surface water would damage the footpath; increase in flooding; the stables could be used for commercial purposes; concerns that there could be residential development on the site in the future. There had been no objections from Highways or Greenspace and it was advised that small scale stables for less than 10 horses did not represent inappropriate development in the Green Belt, by the principle of constituting appropriate recreational facilities. Some members expressed concerns about damage to the road and highway safety issues due to the narrowness of the road.

Resolved to recommend approval with conditions that the stables are for personal use only with no commercial use allowed and that the site is protected against any further development in the future.

08533/20

49 Victoria Road

Amendments to previously approved application 07354/19 – single storey rear extension with glazed link connection to existing dwelling

There had been 1 comment received which was supportive of the proposal but queried whether the existing chimney and ridge tiles were to be retained.

Resolved to recommend approval with a condition for retention of the existing chimney and ridge tiles.

08588/20 Clandboyne, Fleet Street

Erection of a two-storey extension at side.

Resolved to recommend approval.

08589/20

12 Ardley Road

Erection of part two storey/part first floor extension at side together with conversion of garage to habitable room

Highways had raised no objections on the basis that 2 viable off road parking spaces can be achieved on the existing driveway as the proposal is to increase to a 4 bedroomed property.

Resolved to recommend approval.

08590/20

20 Fearnhead Avenue

Erection of single storey rear extension

Resolved to recommend approval.

08627/20

Land adjacent 15 Essex Street

Outline application for the erection of 1no. detached residential dwelling  
(all matters reserved)

There had been 1 objection due to concerns that the windows at the side would overlook property; the front door would encroach onto Old Greenwood Lane. There had been various comments from Regulatory Services/Pollution Control concerning provision for electric vehicle fast charging points and mitigation measures to address contaminated land, dust and noise emissions. Greenspace had requested conditions for the enhancement of biodiversity in the new development and also for the eradication of Himalayan balsam which is present on site and is an invasive species. Highways had offered no objections subject to adequate access from the highway and provision of sufficient off-road parking in order to support the level of proposed development.

Resolved to recommend approval.

08662/20 Foxfield, Ainscow Avenue

Erection of first floor side extension, roof lights at front and rear together with render to all existing elevations

Resolved to recommend approval.

08673/20

Land between 46 and 62 Crown Lane

Variation of condition 7 (drainage) on approved application 02573/17

Resolved to recommend approval.

08701/20

60 Greenstone Avenue

Erection of two storey side extension and single storey rear extension

There had been no objections and 1 comment querying whether the property will be used as a business as there is already an excess of commercial vehicles parked outside.

Resolved to recommend approval.

08702/20

7 Stoneycroft Avenue

Conversion of garage to habitable room together with alterations to front elevations and external rendering

Resolved to recommend approval.

08750/20

80 Greenstone Avenue

Erection of single and two storey extensions to rear

Resolved to recommend approval

08785/20

45 Wallsuches

Erection of single storey rear extension

Resolved to recommend approval with a condition that the materials used to match existing buildings in keeping with the Wallsuches Conservation Area.

08770/20

3 Crompton Road

Extending existing hip roof of property over side extension

Resolved to recommend approval.

08776/20

2 Melbury Drive

Demolition of existing extension and replace with single storey to rear, two storey extension to side, new porch to front, extend existing dropped section of kerb to front of house for driveway access

Resolved to recommend approval.

08422/20

3 Shaftesbury Avenue

Erection of two storey side extension with first floor/two storey and single storey extensions at rear

It appeared from the plans that the proposed extension was very close to the boundary wall, however it was expected that the party wall regulation would be applied.

Councillor Burke joined the meeting at this point.

08088/20

Replacement monopole at Chorley New Road

Bolton Planning had asked for this application to be re-considered although it was noted that no new information had been made available. Horwich Town Council had objected to a previous application for a 20m monopole on grounds that it was inappropriate in a residential area but had been unable to comment on the present application as it had not

meet due to Covid-19 restrictions and technical problems had prevented full access to the planning portal.

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

Councillor Richard Silvester informed members that a decision had been deferred at Bolton to allow further comments and suggestions for alternative replacement sites. The existing monopole spoils the only length of green space in a residential area and the application is contrary to policies CG3 and 2 and 3 of the Core Strategy.

Resolved to move back into committee.

In response to a query it was confirmed that there may be costs involved to move the monopole and cabinets to an alternative location and there may be signal issues. although it was strongly felt that this was a matter for the telecoms companies to deal with and it was also their responsibility to identify more suitable sites. It was suggested there was a possible alternative site across the road outside the Fowler Industrial Estate and that a condition for a more suitably visually appealing colour scheme should be considered.

Resolved to recommend refusal due to the inappropriate location of the proposed development in a residential area and that it was the responsibility of the applicant to propose location that was more suitable.

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

PL 4065 As per list circulated to all members.

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

PL 4066 a. Bolton Council: notice of carriageway resurfacing on Brownlow Road (Beaumont Road – Pengarth Road) week commencing 8 July 2020.

**TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 20 AUGUST 2020:**

PL 4067 Resolved to confirm the date of the next meeting of the Planning Committee as 20 August 2020.

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

PL 4068 An email had been received from Lexington Communications with a letter from Northstone, Peel's L & P's dedicated housebuilding arm detailing proposals for the development of up to 150 homes at the Horwich Golf Club site and a suggestion for representatives of Northstone to meet with members of Horwich Town Council to discuss these plans in more detail.

There was strong agreement that any consultation would be totally

inappropriate and would put the councillors in a difficult position as any comments made in support of this application could be viewed as defending the existing planning appeal for 270 homes currently being considered by the Planning Inspectorate. If the existing application had been withdrawn, the council would have viewed any consultation on the new application would have been viewed as a genuine offer but Peel had already stated that they would strongly defend the appeal.

A suggestion was made to nominate the Golf Club site as an Asset of Community Value.

The meeting closed at 9.10 pm.

Chair..... Date.....