

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Public Hall, Lee Lane, Horwich on Thursday 18 August 2022 commencing at 7.30 pm.

PRESENT Councillors: G. Stone (in the Chair), M. Baines, J. Bostocksmith, M. Brady, S. Burke, S. Chadwick, C. Rotheram, P. Wright.  
Town Clerk, C. Hutchinson  
2 members of the public

CHAIRPERSON TO OUTLINE FIRE AND SAFETY EVACUATION PROCEDURE:

PL 4269 Councillor Stone outlined the fire and safety evacuation procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4270 Resolved to accept apologies from Councillors Aldcroft, Coward, Grant and Rock.

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

PL 4271 None.

TO APPROVE THE MINUTES AND RECOMMENDATIONS OF THE MEETINGS OF THE PLANNING COMMITTEE HELD ON 21 JULY 2022:

PL 4272 Resolved to approve the minutes and recommendations of the meetings of the Planning Committee held on 21 July 2022.

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

PL 4273 In order to reserve the right to vote on Bolton Council's Planning Committee where the decisions about planning would be made, Councillor Brady stated that they she would take part in the discussion but would abstain from voting.

### **13959/22**

Wilderswood Lodge, Old Rake

Erection of a detached timber building for use as a café, classroom and gift shop in connection with existing alpaca walking centre

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

A resident of Wilderswood informed Members that this was inappropriate development in the Conservation Area and that there had been constant development on the site with no planning permission granted, including no change of business use permission. There were issues with access due to the narrow access lane which had no passing points and would only get worse if the proposed development were to go ahead. The lane is

well used by walkers and horse riders and the residents pay for its maintenance.

Resolved to move back into Committee.

There had been 1 letter of support and 12 objections, including one from Councillor Silvester on grounds of inappropriate development in the Green Belt and Wallsuches Conservation Area, highway and pedestrian safety concerns, substandard parking provision, loss of privacy, increased noise during events, drainage issues and concern that these will be ancillary facilities to an operation that does not have planning permission.

Members expressed their concerns that this was totally inappropriate development in the Green Belt and Wallsuches Conservation Area and that there were no special measures to allow this. Also, pedestrian and highway safety would be compromised by this development along with the increased financial burden on residents who maintained the lane as it was unadopted. Councillor Brady informed Members that she would follow up the concerns about planning breaches with enforcement officers at Bolton.

Resolved to recommend refusal of this application on grounds of inappropriate development in the Conservation Area and the Green Belt, being contrary to policies CG3, CG4 and OA1 of Bolton's Core Strategy. The proposed development is not listed as an exception within policy CG7AP or within s13 of the NPPF and the proposals are contrary to policies CG3(7) and OA1(5) of the Core Strategy. Also, concerns regarding highway safety due to increased traffic as the access road is very narrow and used regularly by walkers, horse riders and cyclists and concerns that there would be an increased financial burden to residents who are responsible for maintaining the unadopted road. The proposals are contrary to policies P5 and S1 of the Core Strategy. The change of use and the felling of mature trees needs to be addressed and there is concern about the "creeping effect" on the Green Belt.

Members of the public were thanked for their attendance and left the meeting at this point.

**14285/22**

5 Manor Road

Erection of a single storey extension at side together with replacement of front and rear dormers to create larger dormer.

Resolved to recommend approval of this application.

**13819/22**

Matlock Court, Mill View Lane

Listed building consent to replace existing wooden guttering with metal seamless guttering.

Members were informed that the Policy Development Group at Bolton were due to look at this issue on the best solution to protect the visual appearance of buildings in conservation areas at the same time as protecting the buildings from the elements.

Resolved to recommend refusal of this application, citing reference to the policy for Wallsuches Conservation Area which includes the legal Requirement to protect listed buildings, the buildings at Arcon Village were built to specific design standards which should be maintained

**14366/22**

Lee Lane

Prior approval application for the proposed installation of a 15.0M high phase 8 street pole mounted on new root foundation, AC/transmission cabinet mounted on new root foundation, RBS 6130 equipment cabinet mounted on new root foundation, wrap around cabinet built

There had been 3 objections, including one from Councillor Silvester due to concerns about the impact on the street scene and character and appearance of the Conservation Area and impact on highway and pedestrian safety owing to the position on the pavement.

Members were in agreement that the appearance and preservation of the Conservation Area should be maintained and that this was inappropriate Development in this location.

Resolved to recommend refusal of this application as inappropriate development in the town centre conservation area, contrary to policies CG3, CG4 and OA1 of the Core Strategy. Concerns re. highway safety as the development will impair vision for traffic on Lord Street at the junction with Lee Lane, also impact on the visually impaired and wheelchair users. There are alternative more industrial type locations available and concern re lack of information on locations discounted by the applicant.

**14286/22**

Flat above 349 Chorley New Road

First floor external deck area together with erection of a 1.1M high glass and metal balustrade guarding to front and rear.

Resolved to recommend approval of this application.

**13845/22**

87 Lee Lane

Siting of 1No. illuminated shop name and shop details sign

Resolved to recommend refusal of this application due to outside illuminated signs being inappropriate development in the Town Centre

Conservation Area.

**14302/22**

Walker Fold, Walker Fold Road

Erection of 3No.sculpture installations in Walker Fold Wood

Resolved to recommend approval of this application.

**14347/22**

Bolton Golf Club, Chorley New Road, Lostock

Erection of raised terrace extension to front elevation with new entrance.

Resolved to recommend approval of this application.

**14241/22**

2 Edward Street

Erection of first floor extension and balcony together with conservatory at rear.

Resolved to recommend approval of this application, subject to concerns being addressed regarding surface water run-off.

**14282/22**

Stonebeck, Foxholes Road

Removal of conditions 2 (balcony privacy glass positions) 4 (approved plans) on application 11334/21

There had been 2 letters of support stating that as there were other balconies in the area it was in keeping and would look odd if the front glass was opaque and 2 objections due to loss of neighbour's privacy.

Resolved to recommend refusal of this application due to loss of privacy of neighbouring dwelling which is now overlooked; the initial permission was for privacy glass and this condition should be retained.

In response to a query, Councillor Brady informed Members that if necessary she would take this matter up with the Planning Officer and request that it should be discussed at Bolton Planning Committee, to avoid delegation.

**14339/22**

101a Brownlow Road

Erection of a single storey extension to rear.

Councillor Chadwick declared a personal interest as the applicant was known to him.

Resolved to recommend approval of this application.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH (EMAILED TO ALL COUNCILLORS): FOR INFORMATION ONLY:

PL 4273 Resolved to note Bolton Council planning decisions.

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

PL 4274

- a. Natural England: information on temporary closure of open access land – Rivington and Anglezarke Moor ended 24 July 2022.
- b. Bolton Council Building Control: Horwich town centre flood alleviation scheme.
- c. Clarke Telecom Ltd: pre-consultation for proposed radio base station installation at BLN24864 pavement of Lee Lane, Horwich BL6 7JF, NGR E: 363659 N: 411816.

Resolved to note the correspondence.

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 22 SEPTEMBER 2022:

PL 4275 Resolved to confirm the date of the next meeting of the Planning Committee as 22 September 2022.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 4276 Application ref. 14448/22

New Healthcare Centre in Horwich – this had been registered, can be viewed on the planning website and will be included on the list of applications at Horwich Planning Committee on 22 September 2022

Application ref: 13764/22

Restoration of land at Horwich Moor Farm, Matchmoor Lane. This had been recommended for refusal at Horwich Town Council, and further information and comments had now been added to the planning website and the Planning Officer had stated that the deadline for further consultee comments would be 5 September 2022.

The meeting closed at 8.25pm.

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