

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Thursday 24 February 2022 commencing at 7.30 pm.

PRESENT Councillors: D. Grant (in the Chair), I. Aldcroft, M. Baines, J. Bostocksmith, M. Brady, S. Burke, S. Chadwick, A. Coward, S. Denton, C. Rotheram, G. Stone, S. Williamson.
Town Clerk, C. Hutchinson

CHAIRPERSON TO OUTLINE FIRE AND SAFETY EVACUATION PROCEDURE:

PL 4213 Councillor Grant outlined the fire and safety evacuation procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4214 Resolved to accept apologies from Councillors Rock and Wright.

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

PL 4215 None.

TO APPROVE THE MINUTES AND RECOMMENDATIONS OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 16 DECEMBER 2021:

PL 4216 Resolved to approve the minutes and recommendations of the meeting of the Planning Committee held on 16 December 2021.

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

PL 4217 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 she would not take part in the discussion or voting.

12592/21

Gingham House, Gingham Brow

Erection of first floor extension with chimney at rear following the partial demolition of existing conservatory together with changes in fenestration to rear elevation, raising patio area and external amendments to existing wall at rear.

Resolved to recommend approval, with the condition that development should be sympathetic to the conservation area.

12657/21

Corra Lynn, Chorley Old Road

Variation of condition 9 (approved plans) on application 04484/18.

Resolved to recommend approval, subject to development being carried out in accordance with the approved plans.

12664/21

Horwich Loco Industrial Estate, Chorley New Road

Reserved matters application pursuant to outline application 91352/14 for the erection of 43 dwellings (appearance, landscaping, layout and scale details).

There had been 2 objections: concern that it was not possible to view plans online although this had now been resolved and all neighbours re-consulted; potential loss of light; overlooking and devaluation of property prices for neighbouring houses on the Bellway/Barton Quarter development; concerns that there are footpath/road linkages between this development and the Bellway development

Resolved to recommend refusal due to concerns about lack of green space and that there had been insufficient accommodation for cycle and pedestrian routes.

12674/21

Land at rear of 119 Lee Lane, Albert Street

Erection of 1No detached dwelling.

Resolved to recommend approval, with the condition that development is sympathetic to the town centre conservation area.

12708/21

Unit 5A, 8 – 10 The Linkway

Display of 1No internally illuminated fascia sign and 1No LED panel.

Resolved to recommend approval.

12845/21

Old Station Park, St John Street

Construction of earth embankments and alteration of existing earth embankments, realignment of park footways, culverting of 10 metres of Pearl Brook with inlet and outlet headwalls, refurbishment of existing multi-use games area (MUGA) and relocation of children's play area.

There had been 3 objections, including one from Councillor Baines and one from Councillor Chadwick which had since been redacted and 1 comment: removal of trees and impact on biodiversity; existing cobbles should be retained as this isn't clear on the plans; no clear access for bicycles; enlarging the MUGA will create less space in the park for other things; moving the MUGA closer to neighbours will result in more noise disturbance; the proposal represents a downgrade in recreational facilities.

It was noted that this was necessary flood alleviation work, funded by the Environment Agency in order to protect houses downstream. There were some concerns raised about access, but it had been confirmed that vehicular access would be guaranteed and it was agreed that the

park was badly in need of improvement.

Resolved to recommend approval with the condition for retention of the existing cobbled area.

128822/21

The Linkway

Erection of a restaurant unit (use class E(B)). Addition of stairs and lift, amendments to parking and circulation, expansion of existing terrace area and associated works

Resolved to recommend approval.

12883/21

40 Chorley New Road, Lostock

Dormer loft conversion with roof alterations.

Resolved to recommend approval, subject to conditions requested by Greenspace including submission of a bat survey.

12930/22

2 Broadway

Erection of a single storey extension at the rear.

Resolved to recommend approval.

12945/22

80 Chorley New Road, Lostock

Demolition of existing detached dwelling together with erection of 1 No 5 bedroom detached dwelling with minor external alterations.

There had been 1 objection – doesn't respect the boundary line, overlooking into garden, garage intrudes into front garden and too close to boundary, height is overly dominant.

Resolved to recommend approval, subject to conditions requested by Greenspace including submission of a bat survey.

12990/22

52 Grosvenor Way

Erection of a two-storey extension at rear.

Resolved to recommend approval

12996/22

75 Brunswick Avenue

Erection of driveway for vehicular access together with new boundary treatment.

There had been 2 letters of support, including 1 from Councillor Silvester.

Resolved to recommend approval.

13025/22

Units 7 & 8, 60 – 61 The Linkway

Siting of 4 No backlit poster box signs.

Resolved to recommend approval.

13110/22

Junction of Mottram Street and Captain Street

Application for permission in principle for the erection of 1 No dwelling.

Resolved to recommend approval, with the condition that development is sympathetic to the town centre conservation area.

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

PL 4218 12042/21 Storage Buildings, Shepherds Drive.

Recommendation for approval at Horwich.

Refused at Bolton: the proposed development represents inappropriate development within the Green Belt and the applicant has provided no very special circumstances to outweigh the harm that would be caused to the Green Belt, contrary to policy CG7AP of Bolton's Allocations Plan and section 13 of the NPPF; insufficient information has been provided by the applicant with regards to land contamination to enable the proposal to be properly judged against policy CG4.3 of Bolton's Core Strategy and para 183 and 184 of the NPPF.

12480/21 Unit 24, 39a The Linkway

Recommendation for refusal at Horwich.

Approved at Bolton with conditions: development shall begin before the expiration of three years from the date of permission; development shall be carried out in complete accordance with the approved plans submitted by the applicant.

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

- PL 4219
- a. Bolton Council: notification of carriageway reconstruction/resurfacing and drainage work commencing 14 February 2022 for approximately 13 weeks on Church Street/Chorley Old Road (Lee Lane – New Chapel Lane)
 - b. Bolton Council: notice of appeal hearing re. planning application 08075/20 Land at Lever Park Avenue commencing 22 February 2022.
 - c. Planning Inspectorate: appeal decision Pilkingtons Quarry, Georges

- Lane, application ref. 08698/20
- d. Bolton Council: notification of appeal to the Planning Inspectorate application ref. 05250/19 Montcliffe Quarry, Georges Lane
- e. Wigan Council: Places for Everyone Joint Development Plan document – notification of submission

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 24 MARCH 2022:

PL 4220 Resolved to confirm the date of the next meeting of the Planning Committee as 24 March 2022.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 4221 None.

The meeting closed at 8.05pm.

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