

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Public Hall, Lee Lane, Horwich on Thursday 21 April 2022 commencing at 7.25 pm.

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

CHAIRPERSON TO OUTLINE FIRE AND SAFETY EVACUATION PROCEDURE:

PL 4230 Councillor Grant outlined the fire and safety evacuation procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4231 Resolved to accept apologies from Councillor Rotheram.

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

PL 4232 None.

TO APPROVE THE MINUTES AND RECOMMENDATIONS OF THE MEETINGS OF THE PLANNING COMMITTEE HELD ON 24 MARCH 2022:

PL 4233 Resolved to approve the minutes and recommendations of the meetings of the Planning Committee held on 24 March 2022.

CONSULTATION FOR COMMENT: BOLTON COUNCIL – NAMING AND NUMBERING SNN/21/01301/LAND AT FORMER LOCOMOTIVE WORKS BETWEEN CHORLEY NEW ROAD AND M61, HORWICH:

PL 4234 An email from Bolton Council listing proposed street names had been circulated to all Members. All were in agreement that it was pleasing to note the references to Horwich's railway history and that comments as follows should be forwarded to Bolton Council:

- Support for the following – Festubert, Locomotive, Ivatt, Kitson, Red Moss, Hampden, Beyer
- Support for the use of Centaur, however requested that it should be not be used in isolation but in conjunction with names of other tanks e.g. Matilda
- While supporting in principle the following names which referred to former trades/workshops on the former Horwich Loco Works site and as previously submitted by Council in conjunction with Horwich Heritage – Millwright, Coppersmith, Wheelwright, Foundry, Saddlery, Turner, Members would prefer these to be used after other submitted names referring to railway history had been used
- No support for the following – Spring Smithy, Crossing Gate, Narrow Gauge

It was also agreed that individual Councillors could contact Bolton Council directly with any additional names by a deadline of Friday 29 April 2022.

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

PL 4235

11451/21

8 Back Chapel Street

Change of use from office (Class B1A) to a dwelling house (Class C3) together with erection of a two-storey extension at rear.

There had been 18 objections, including from Councillors Brady and Silvester, due to the following concerns: lack of parking; highway safety; noise and disturbance; effect on conservation area; design and appearance; lack of amenity (no garden or bin storage); impact on privacy and living conditions of neighbouring residents; impact on bats; condition of the building not suitable for conversion; queries on land ownership.

This application had been recommended for refusal by Horwich Town Council in July 2021 on grounds of over development and lack of amenity.

There had been no objections from Highways. Greenspace had commented that there is the likelihood that bats are using the site and no bat survey has been undertaken.

Resolved to recommend refusal due to concerns including lack of parking, highway safety, overdevelopment in the conservation area, lack of amenity including no bin storage, no bat survey submitted and detrimental impact on living conditions of neighbouring residents.

13158/22

Paragon Business Park, Chorley New Road

Erection of foodstore (Class E) with vehicular access from De Havilland Way, associated parking, servicing area and landscaping together with part demolition of office building annex and erection of new elevation.

There had been 2 objections with concerns including traffic congestion; highway safety concerns; increase in air pollution; site is close to 2 schools; loss of visual amenity.

Resolved to recommend refusal due to concerns about traffic congestion on Chorley New Road. There was also concern expressed at the lack of consultation as it appeared only a small number of households had been consulted..

13162/22

Pilkington Quarry, Georges Lane

Variation of condition 07 on 08698/20 to extend working hours for maintenance of vehicles to include Saturday mornings, condition to read as follows: no HGVs shall enter or leave the site and no work operations

on the site (including the repair of plant machinery and the movement of such machinery) shall be carried out outside the hours of 0700 to 1800 hours on Mondays to Fridays and 0730 to 1300 on Saturdays. No HGVs shall enter or leave the site and no work or operations on the site (including the repair of plant machinery and the movement of such machinery) shall be carried out on the site on Sundays or Bank Holidays. Maintenance, servicing and testing on vehicles shall only be carried out between the hours of 0700 to 2000 on Mondays to Fridays and 0700 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

Bolton Ramblers had commented that they are opposed to the proposal because it has potential to increase road use along Georges Lane on a Saturday, an area used by many walkers for leisure activities.

Public Rights of Way had no comment to make, on the assumption that vehicle movement will still be compliant with conditions on 08698/20 and the variation will not adversely affect the public's use of PROW Horwich 056 and 60A. There were no objections from Regulatory Services/Pollution Control and Highways also had no objections on the assumption that the level of vehicle movements will be compliant with conditions for operations on 08698/20.

Resolved to recommend approval .

13280/22

Land adj. to 15 Essex Street

Erection of 1No three bed residential dwelling.

There had been 1 objection with concerns that development will overlook neighbours with loss of privacy; drainage and flooding; not a sympathetic design; lack of parking; highway safety; increase in noise and disturbance; potential damage to neighbour's tree.

Highways had expressed no objections subject to a minimum of one off-road parking space being provided in order to support the level of development proposed. United Utilities had commented that the applicant will need to submit a plan outlining the proposed levels and an indicative foul and surface water drainage strategy prior to determination so that any risk of sewer surcharge can be assessed. Pollution Control had requested submission of a contaminated land PRA and any required remediation measures to the local planning authority.

Resolved to recommend approval, subject to conditions as requested.

13336/22

25 Bond Close

Erection of first floor side extension and single storey extension

Resolved to recommend approval.

13352/22

Horwich Youth Centre, Fox Street

Replacement cladding and exterior alterations to existing building.

Resolved to recommend approval.

13364/22

Winter Hill Water Pumping Station, Rivington Moor

Erection of water pumping station together with associated works.

Highways had commented that the access route is along a private road which carries a public right of way but had no objections on the assumption that the installation does not impact on this. Drainage Team had commented that the stream is an ordinary watercourse and any work undertaken may require Land Drainage Consent which is independent of the planning process. Greenspace had commented that the site lies within the West Pennine Moors SSSI, highlighted as important for heathland, bog and wild birds. The application lacks evidence of the materials or external appearance of the new pump house other than its dimensions in relation to the boundary fence and should be of acceptable appearance so as not to detract from this well visited protected landscape. Materials or suitable provision should be employed for reducing the visual impact of the new larger structure and the development should minimise impacts on and provide net gains for biodiversity.

Resolved to recommend approval, subject to conditions specified by Greenspace.

13413/22

3 Bleasdale Close, Lostock

Erection of a single storey rear extension (resubmission of 04302/18)

Resolved to make no comment as previous application had been recommended for approval by Horwich Town Council.

13425/22

12 Buckingham Avenue

Conversion of existing loft together with erection of rear dormer.

Resolved to recommend approval.

1363/22

28 Fairways

Demolition of existing garage together with erection of two storey extension at side

Highways had no objections subject to 2 off-road parking spaces being available to support the proposed level of development.

Resolved to recommend approval, subject to Highways conditions.

13486/22

Knowles Farm, Fleet Street

Demolition of existing dwelling and erection of 1No residential dwelling

There had been 11 letters of support and 1 objection from Horwich Heritage with concerns including: too large, not a sympathetic design; the building is not beyond repair; loss of an historic property; building has been nominated for the local heritage asset list.

Previous application 12191/21 was recommended for refusal by Horwich Town Council in July 2021 and refused by Bolton Council in September 2021 as contrary to policies CG3 and OA1 of the Core Strategy, para 202 of the NPPF, CG7AP of the Allocations Plan, section 13 of the NPPF and policies CG1.1 and CG4.3 of the Core Strategy.

Public Rights of Way had commented that the site plan does not clearly indicate the route of PROW Horwich 092 which leads through the site and will be affected by the development which should retain the integrity of the PROW as a material planning consideration. No objections from Highways, subject to waste collections same as existing farmhouse and some form of Construction Management Strategy will need to be conditioned as part of any consent owing to the width of Fleet Street which serves existing residential properties.

Resolved to recommend refusal due to concerns about size and unsympathetic design of proposed dwelling and the loss of a historic building which is not beyond repair..

12491/22  
3 Pioneer Close  
Erection of two storey side extension

Resolved to recommend approval.

13492/22  
16 Fairways  
Erection of first floor extension above existing single storey garage with ground floor front extension.

Resolved to recommend approval.

13498/22  
Hill Cottage, 22 Hughes Avenue  
Erection of 1No detached bungalow

This application was recommended for approval by Horwich Town Council in September 2021 and subsequently withdrawn by the applicant in February 2022. Highways had no objections subject to provision of 4 off-road parking spaces within the red edge of the site and existing access to be of sufficient width to accommodate additional

vehicle movement.

Resolved to recommend to make no comment as previously recommended for approval by Horwich Town Council.

13519/22  
5 Hollowell Lane  
Erection of ground floor rear extension

Resolved to recommend approval.

13532/22  
84 The Linkway  
Display of 6 No. internally illuminated fascia signs, following the removal of existing fascia signs. Display of 2 No. totem signs

Resolved to recommend no comment.

13539/22  
2 Harts Houses Row  
Erection of garden room and associated access steps into reduced level front garden space.

Resolved to recommend approval.

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

PL 4236 A list of contrary planning decisions had been circulated to all Members for information.

09801/20  
Montcliffe Quarry, Georges Lane  
Variation of condition 14 on planning approval 97782/16 (introduction of an additional access to/from the site)

Recommended for refusal by Horwich Town Council due to impact on neighbouring residents, footpaths and increased pollution on SSSI as site expands). Approved at Bolton with 16 planning conditions.

12391/21  
Toro, 69 Church Street  
Erection of single storey extension at rear together with alterations at first floor to form rear terrace area

Horwich Town Council raised concerns as to increased noise levels affecting the amenity of neighbouring residents. Approved at Bolton with conditions to include installation of 1.8m high screen with obscure glazing; balcony to be used for seating up to a maximum of 36 covers and not to be used outside agreed hours 17.00 – 22.00 Mon – Fri,

10.00 – 22.00 Sat, Sun and Bank Holidays.

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

PL 4237

- a. CPRE: Campaigns Update April 2022.
- b. Department for Transport: Town and Country Planning Act 1990 S 247. Proposed stopping up of highway at St John Street, rear of Unit 15, Pearlbrook Industrial Estate, Chorley New Road, Horwich, to enable development as permitted by Bolton Council under reference 10900/21.

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 19 MAY 2022:

PL 4238 Resolved to confirm the date of the next meeting of the Planning Committee as 19 May 2022.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 4239 Councillor Grant informed Members that the sale of land at 244 Chorley New Road had fallen through and he had contacted Robertsons to enquire as to whether the Town Council could resubmit its previous offer for purchase of this land.

The meeting closed at 8.58pm.

Chair.....*Paul John Burt*..... Date.....*19/5/2022*.....

