

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 27 April 2023 commencing at 7.30 pm.

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

CHAIRPERSON TO OUTLINE FIRE AND SAFETY EVACUATION PROCEDURE:

PL 4341 Councillor Stone outlined the fire and safety evacuation procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4342 None.

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

PL 4343 In order to reserve the right to vote on Bolton Council's Planning Committee where the decisions about planning would be made, Councillor Grant stated that he would take part in the discussion but would abstain from voting.

TO APPROVE THE MINUTES AND RECOMMENDATIONS OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 23 MARCH 2023:

PL 4344 Resolved to approve the minutes and recommendations of the meeting of the Planning Committee held on 23 March 2023.

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

PL 4345 **15676/23**
Rigby Works, Crown Lane
Certificate of lawful development (S191) for the existing use of the site for manufacturing with storage and office use

There had been 15 objections received.

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

Objections were raised on behalf of local residents regarding this application which was the landowner requesting permission for heavy industrial operation right next to residential homes. Approval would mean no appeal, no right for any future enforcement action and no planning permission required, an unthinkable prospect based on the experience endured by local residents with Mansell Building Solutions who were firmly in the B2 usage category and who have moved their heavy industrial operation elsewhere, two years into a ten-year lease, clearly recognising that the situation was untenable and unworkable for both their business and the surrounding land and its occupiers. In its earliest years the site was surrounded by

fields and livestock. When the land was later categorised for housing development there was no confirmed B2 usage, generally considered to be unsuitable for residential areas. From the time of houses being built at this location, the primary use of the site became warehousing and storage until Mansell Building Solutions moved in during 2021. Arguably the landowner has acknowledged change of use over the years and conditions and restrictions highlighted in application 87213/11 in 2011 were applied to the site in response to the request for hard standing, clearly take into account policies CG3 and CG4 to protect the amenity of the area and protect residents from noise nuisance. The statements around the usage of the site are questionable in their accuracy as the site is registered as warehouse and premises usage and there is a clear case study for why the application should be refused once more.

Resolved to move back into committee.

The Chair thanked members of the public for their attendance and presenting objections to this application.

Resolved to recommend refusal of this application due to concerns for protection of the amenity of neighbouring residents by the continuation of CG3 and CG4 conditions, B2 usage of this site is clearly incompatible with the neighbouring residential area and that the use of the site is confirmed as warehousing and offices by Companies House, HMRC and Bolton Council.

If Officers are mindful to approve this application, then the relevant Ward Councillors would request that the application is considered by Bolton Planning Committee.

15590/23

Dra Offices, Paragon Business Park

Alterations to existing car park to increase the number of car parking spaces

There had been no objections on highway grounds.

Resolved to recommend approval of this application.

15492/23

The Oaks, Old Rake

Erection of detached garage to front of property built within existing slope of garden

Tree survey and arboricultural constraints appraisal had been provided. Highways comments same as previous application, adjacent access road is private but carries a PROW and recommended that boundary treatment to proposed driveway access is kept to a height of 1m in order to safeguard pedestrians.

Resolved to recommend refusal of this application due to detrimental effect on the character and appearance of Wallsuches conservation area and the impact on outlook and living conditions of neighbouring residents on Factory Hill.

15617/23

Bolton Golf Club, Chorley New Road, Lostock

Variation of condition 2 (opening hours) on application 1540/22

There had been 2 objections received due to noise concerns and that increased opening will worsen the situation. The variation to opening hours was from 9.30am – 3.00pm Mon – Fri and 10am – 6.00pm Sat, Sun and bank holidays with no more than 30 children in each session at any given time.

Resolved to recommend approval of this application.

15724/23

4 Crowborough Close, Lostock

Erection of single storey extensions at side and rear

Resolved to recommend approval of this application.

15598/23

Greenways, 1 Manor Road

Erection of single storey garage extension to side/rear together with erection of a two-storey extension to side, single storey porch to front and rear dormer

Resolved to recommend approval of this application

15698/23

118 Green Lane

Erection of two storey side and rear extension

Resolved to recommend approval of this application

15776/23

84 Ainsworth Avenue

Erection of front and rear dormers

Resolved to recommend approval of this application

155808/23

The Coach House, 165 Lee Lane

Erection of second floor extension to include the raising of the roof and addition of dormers to front and rear

There had been 1 objection – loss of light to neighbouring backyard.

Resolved to recommend refusal of this application due to overdevelopment and impact on the town centre conservation area.

67 Evergreen Avenue

Recommended for refusal at Horwich due to concerns about access to neighbouring property, may affect proposed cycle route between Station Park and Middlebrook, contrary to Horwich town centre regeneration proposals.

Approved at Bolton, subject to conditions

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

- PL 4347
- a. Bolton Council: carriageway resurfacing and drainage work on Chorley New Road (between Crown Lane and Victoria Road) commencing 3 April 2023 for approximately six weeks
 - b. Bolton Council: notice of temporary road closures for various events 8 April – 1 December 2023
 - c. Northstone: update on planned works at Horwich Golf Course
 - d. Bolton Council: notification of temporary road closure on 7 May 2023 for one day triathlon event
 - e. Particle monitoring report – Station Road, Horewich

The correspondence was noted.

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 25 MAY 2023:

- PL 4348
- Resolved to confirm the date of the next meeting of the Planning Committee as 25 May 2023.

Floral presentations were made to Councillor Sue Denton who would not be seeking re-election and to the Town Clerk and Deputy Town Clerk as a thank you from the Council

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

- PL 4349
- Members were informed that residents had complained about the unsuitability of Rock Street for HGV vehicles and that signage was required to address this.

The meeting closed at 8.24 pm.

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

