

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Public Hall, Lee Lane, Horwich on Thursday 22 September 2022 commencing at 7.30 pm.

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

CHAIRPERSON TO OUTLINE FIRE AND SAFETY EVACUATION PROCEDURE:

PL 4277 Councillor Stone outlined the fire and safety evacuation procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4278 Resolved to accept apologies from Councillors Baines, Coward, Rotheram 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 4279 None.

TO APPROVE THE MINUTES AND RECOMMENDATIONS OF THE MEETINGS OF THE PLANNING COMMITTEE HELD ON 18 AUGUST 2022:

PL 4280 Resolved to approve the minutes and recommendations of the meetings of the Planning Committee held on 18 August 2022.

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

PL 4281 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.

14448/22

Horwich Leisure Centre

Erection of 3No. storey primary healthcare facility incorporating a pharmacy together with associated parking and landscaping

There had been 2 objections with reasons for refusal:

- the traffic assessment appears inadequate;
- effect on air quality;
- disturbance during construction;
- how will those using the leisure centre be accommodated within the car park?;
- car headlights will shine into rear of house;
- car parking is being brought closer to their property;
- the plans don't show the trees planted behind the leisure centre;
- lighting to the car park could cause a disturbance;
- what are the proposed hours of operation?;
- risk of flooding;

- the original wall for the old leisure centre is in a bad state of repair;
- concerns that there will be insufficient funding which could leave the site half built.

Ecology

There are unlikely to be any ecological issues associated with this development.

No evidence of any protected species was recorded on the site.

Nesting Birds -Two medium sized trees are proposed for removal, potential bird nesting habitat

Flood

The site lies in fluvial flood zone 1. As such, the proposed development is not at risk of flooding from any nearby watercourse during a 1:1000 year flooding event and the risk from all other forms of flooding is shown to be low to very low

Police

would recommend that if approve of the application, then a condition to reflect the physical security recommendations in section four of the Crime Impact Statement should be added

Coal Authority

The application site does not fall within the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted.

Councillor Brady and Grant had attended a presentation of the Healthcare Steering Group and informed members that car parking had been increased from 150 to 250 with the embankment still in position. However, what seemed concerning was the Doctors consultation rooms being on the first floor but there are two lifts as a provision. There are two bus links to that enable users to attend the facilities.

Councillor Grant stated there were electric charging points available for the staff but none for the Centre users.

Councillor Chadwick stated there was a massive lack of parking and thought the facility required a multi storey carpark in order to facilitate the number of users of both the Healthcare and the Leisure Centre. He also had concerns that the application was adjacent to the conservation area.

A parking tier request had been put in by Councillor Brady but had been informed that there is a requirement for a specific amount of space between bays for net gain biodiversity.

Members agreed that this facility was required and would enhance the town.

Resolved to recommend approval subject to Electric Vehicle Charging provision for Leisure and Healthcare users.

14392/22

40 Hazel Pear Close

Conversion of existing garage to form a habitable room

Resolved to recommend refusal of this application. Members were informed that there is a covenant placed on the housing development which states that if parking space will be converted then there needs to be additional parking provision.

14478/22

The Old Sunday School, New Chapel Lane

Erection of a detached garden room and detached 3 bay oak framed car port together with associated works.

Resolved to recommend approval of this application.

14551/22

Alpha House and Part Beta House Enterprise Park

Erection of an extension to the lobby of the class E buildings, together with erection of a new bin store, and other associated works.

Highways commented: acting on the permitted use-classes associated with the premises and assuming an element of compliance with the Councils parking standards to support them uses, then no reasonable objections on highway grounds to what is being proposed under this application.

Resolved to recommend approval of this application.

14397/22

24 Lower Mackinson Fold

Erection of a 1No detached dwelling

There had been three objections received with comments:

- proximity to neighbouring properties;
- loss of privacy and light;
- impact on quality of life;
- lack of parking;
- overdevelopment;
- disturbance during construction;
- connection to foul drainage;
- land stability;
- fear of increased crime

Resolved to recommend refusal of this application on grounds of lack of parking provision and overdevelopment.

14129/22

Land at rear of 119 Lee Lane, Horwich

Erection of 1No. 2 storey shop

Highways commented: the level of retail use indicated within the proposed premises has the potential to generate negligible additional traffic/on-street parking demand which should be accommodated with little additional detriment/severity to road safety and residential amenity at that location. The submitted plans indicate an element of servicing/parking provision clear of the highway and accessed direct from Back Lee Lane. On this basis and taking into consideration an historical planning permission for a similar use-class at this location, the Local Highway Authority cannot reasonably object to what is being proposed under this application.

Resolved to recommend approval of this application. Members however attached information regarding parking provision and opening hours to be taking into consideration at Bolton Council.

14503/22

Horwich Golf Club, Victoria Road

Temporary Planning permission for a sales and marketing suite together with associated landscaping and car parking

Resolved to recommend approval of this application.

14523/22

75 Brunswick Avenue

Change of use from grass verge to residential driveway access.

Resolved to recommend approval of this application subject to using sustainable drainage materials.

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

PL 4282 Resolved to note Bolton Council planning decisions.

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

PL 4283

- a. Bolton Council: RE: Validation Requirements for Planning Applications (Update to the Planning Validation Checklist).
- b. Bolton Council: Temporary Road Closure – Ramsbottom Road, Horwich – 27 September 2022 for 7 days due to sewer works.
- c. Bolton Council: Street Naming and Numbering – Horwich Loco Industrial Estate, Chorley New Road, Horwich
- d. Bolton Council: Temporary Road Closure – Foxholes Road, Horwich – 5 October 2022 for 1 day due to telecom works.

Resolved to note the correspondence.

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 20 OCTOBER 2022:

PL 4284 Resolved to confirm the date of the next meeting of the Planning Committee as 20 October 2022.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 4285 Councillor Chadwick asked for an update on the Neighbourhood Plan. Councillor Brady stated that a Planning Consultant was required and that the group would recommence when there are enough members.

The meeting closed at 8.08pm.

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