

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Thursday 21 October 2021 commencing at 7.30 pm.

PRESENT Councillors: D. Grant (in the Chair), I. Aldcroft, M. Baines, J. Bostocksmith, S. Burke, S. Chadwick, A. Coward, S. Denton, G. Stone, S. Williamson, P. Wright.  
Town Clerk, C. Hutchinson  
1 member of the public

CHAIRPERSON TO OUTLINE FIRE AND SAFETY EVACUATION PROCEDURE:

PL 4184 Councillor Grant outlined the fire and safety evacuation procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4185 Resolved to accept apologies from Councillors Brady, Rock and Rotheram.

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

PL 4186 None.

TO APPROVE THE MINUTES AND RECOMMENDATIONS OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 23 SEPTEMBER 2021:

PL 4187 Resolved to approve the minutes and recommendations of the meeting of the Planning Committee held on 23 September 2021.

TO CONSIDER A REQUEST FROM COUNCILLOR CHADWICK THAT THE LAND KNOWN AS 'POCKET PARK' AT 244 CHORLEY NEW ROAD, HORWICH IS NOMINATED AS AN ASSET OF COMMUNITY VALUE, COUCILLOR CHADWICK TO PROVIDE RELEVANT INFORMATION TO THE TOWN CLERK TO ENABLE PROCESSING OF THE APPLICATION:

PL 4188 In response to a query it was confirmed that the Council's offer for the purchase of this land had been submitted.

Resolved to approve the request from Councillor Chadwick that the land known as 'Pocket Park' at 244 Chorley New Road, Horwich is nominated as an Asset of Community Value, Councillor Chadwick to provide relevant information to the Town Clerk to enable processing of the application.

TO CONSIDER A REQUEST FROM COUNCILLOR CHADWICK FOR THE INSTALLATION OF A SIGN ON COMPLETION OF THE GREEN LANE PLAYING FIELDS FENCE, TO APPROVE SUITABLE WORDING AND A MAXIMUM BUDGET FOR THIS PURPOSE:

PL 4189 Resolved to approve the installation of three signs on completion of the Green Lane playing fields fence with the wording 'This safety fence has been funded by Horwich Town Council' with image of the Town Council crest.

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

PL 4190

12042/21

Storage Buildings, Shepherds Drive

Outline application for the demolition of existing storage buildings together with erection of 1no dwelling (all matters reserved).

Resolved to move out of Committee.

The applicant, Mrs Tracy Miller informed Members that this application had been recommended for approval at Horwich Town Council on previous occasions and subsequently refused at Bolton Council as an infringement on the Green Belt. The proposed development was for a dwelling within the footprint of two existing derelict buildings and would greatly improve the appearance of the area and being on a much smaller scale than larger nearby developments. Mrs Miller informed members that she believed that all the issues raised in previous objections had been addressed.

Resolved to return to Committee.

Mrs Miller was thanked for her comments.

There had been 7 letters of objection (1 from Councillor Silvester) and 3 letters of support. Objections as follows: nothing has changed since the last refusal/s (and appeal dismissal); impact on Green Belt/inappropriate development in Green Belt; no very special circumstances; the Inspector's dismissal should be given great weight; there is not a need for more housing in the area; substandard access/condition of Shepherds Drive. Support as follows: improvement to the disused buildings on site; a new house would be in keeping with the development at Ivy Model Farm.

Resolved to recommend approval of this application, Members expressed the view that this application was appropriate development in the Green Belt and hoped that compromise could be agreed between the applicant and the planning authority.

12025/21

35 Avonhead Close

Minor alterations to rear elevation together with new window to former garage.

Resolved to recommend approval of this application, with conditions to safeguard the public right of way that was in close proximity to the development, as requested by the Public Rights of Way Team.

12068/21

Foxfields Therapeutic Horseriding Centre, Factory Hill.

Variation of condition 6 (opening hours) on application 02696/18.

There had been 3 objections as follows: safety concerns for children riding on the road; they have bright floodlighting; noise nuisance; impact on the amenity of neighbouring residents; impact on the Green Belt; will be more horse manure on the road; the business has escalated from what was originally approved; neighbour consultation should be extended to include houses on Mill Lane.

In response to a query, it was confirmed that this application was for an increase in opening hours from 1000 – 1800 Mon to Sat only to Mon to Fri 0930 – 2000, Sat 0900 – 1800, Sun 1000 – 1600 with Bank Holidays to be treated as regular working days.

Resolved to recommend refusal of this application due to concerns about the effect of noise and disturbance on neighbouring residents and highway safety due to increased traffic.

12128/21

87 Evergreen Avenue

Erection of 2no detached dwellings with vehicular access from Evergreen Avenue.

There had been 3 objections as follows: overlooking and overshadowing of neighbours; increase in disturbance; impact on wildlife; loss of views of the Pike and reduction in property value (neither of which are material planning considerations).

In response to a query, it was confirmed that there had been no objections or comments from Highways.

Resolved to recommend refusal due to concerns about access to neighbouring property and the proposed development would affect the proposed cycle route between Station Park and Middlebrook, contrary to Horwich town centre regeneration proposals.

12146/21

Former Horwich Independent Methodist Church, 117 Lee Lane  
Change of use to drinking establishment.

There had been 5 objections as follows: don't need another pub in Horwich; concerns about anti-social behaviour; increase in litter; lack of parking; increase in noise disturbance; impact on neighbouring residents; there are many elderly residents living nearby; concerns that there will be a beer garden.

Resolved to recommend refusal due to the effect on the amenity of

local residents due to noise/disturbance/parking, particularly in view of the proposed development's proximity to a nursing home for the elderly.

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

PL 4191        There were no contrary planning decisions.

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

- PL 4192    a. Bolton Council: notification of temporary road closure Lee Lane, Horwich on 27 October 2021 for 1 day approx. for highway maintenance works.  
              b. Bolton Council: consultation – Draft Statement of Community Involvement 2021.  
              c. Greater Manchester Archaeological Advisory Service (GMAAS): Local Heritage Listing Project for Greater Manchester.  
              d. CPRE: response to Greater Manchester Places for Everyone.

**TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 18 NOVEMBER 2021:**

PL 4193        Resolved to confirm the date of the next meeting of the Planning Committee as 18 November 2021.

**OTHER PLANNING MATTERS: FOR INFORMATION ONLY:**

PL 4194        None.

The meeting closed at 8.15 pm.

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