

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Public Hall, Lee Lane, Horwich on Thursday 24 November 2022 commencing at 7.30 pm.

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

**CHAIRPERSON TO OUTLINE FIRE AND SAFETY EVACUATION PROCEDURE:**

PL 4295 Councillor Stone outlined the fire and safety evacuation procedure.

**TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:**

PL 4296 Resolved to accept apologies from Councillor Chadwick and Williamson.

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

PL 4297 None.

**TO APPROVE THE MINUTES AND RECOMMENDATIONS OF THE MEETINGS OF THE PLANNING COMMITTEE HELD ON 20 OCTOBER 2022:**

PL 4298 Resolved to approve the minutes and recommendations of the meetings of the Planning Committee held on 20 October 2022.

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

PL 4299 In order to reserve the right to vote on Bolton Council's Planning Committee where the decisions about planning would be made, Councillor Brady and Councillor Grant stated that they would take part in the discussion but would abstain from voting.

### **14837/22**

Rockhaven Avenue, Longworth Road

Prior approval application for the installation of 15M high slim-line monopole, supporting 6No antennas, 1 No. wraparound equipment cabinet at the base of the monopole, 2 No. equipment cabinets, 1 No. electric meter cabinet and ancillary development thereto including 1 No. GPS module.

There had been 10 objections with reasons for refusal as follows:

- Plans actually show a 17m monopole
- Not appropriate in a residential area
- Will be taller than any other buildings/structures in the area
- Street clutter
- Will harm the character and appearance of the area
- Overbearing to neighbouring properties
- Wider than neighbouring streetlights
- Impact on access to the neighbouring properties owing to its location on the grass verge
- Will be visible from afar
- Too close to houses

- Health concerns
- Decrease in property values

Members stated that the location and description of the application was incorrect. Members also requested that if this was recommended for approval by officers to elevate it to full Council.

Resolved to recommend refusal of this application.

**14824/22**

Horwich Loco Industrial Estate, Chorley New Road

Variation of conditions 10 (boundary treatment) 15 (approved plans on application 06232/19

Resolved not to comment on this application.

**14825/22**

Horwich Loco Industrial Estate, Chorley New Road

Variation of condition 9 (approved plans) on application 09469/20.

Resolved not to comment on this application.

**14826/22**

Horwich Loco Industrial Estate, Chorley New Road

Variation of condition 4 (materials and boundary treatment) and 7 (approved plans) on application 12664/21.

Resolved not to comment on this application.

**14898/22**

Hill Cottage, 22 Hughes Avenue

Erection of 1no. detached bungalow.

There had been 2 objections with reasons for refusal as:

- Siting not in keeping with the area
- Design of house not in keeping with the area
- Loss of garden for existing property
- Loss of light and privacy to neighbouring properties
- Overshadowing of neighbouring gardens
- Increase in risk of flooding
- Lack of parking in area

Highways and engineering and flood risk were consulted who offered no objections to the application. Pollution control had commented that a PRA was required as the site is within 250m of a landfill site.

Resolved to recommend refusal of this application on grounds of over development.

**15004/22**

Unit A, Wilkinson Yard, Crown Lane

Erection of a garage/workshop extension to existing building following demolition of

detached garage and workshop.

There had been 1 objection received with the following comments:

- In flood zone 3 and no flood risk assessment has been submitted
- Current level of agricultural machinery is far higher than declared on application form
- Unclear where the building will be from the plans
- Concerns about increase in waste

Resolved to recommend refusal of this application on grounds of no flood risk assessment and incomplete and unclear plans.

**14854/22**

2 Stoneycroft Close

Demolition of existing car port with erection of single storey extension to side together with erection of two storey dormer extension to side with alterations to existing dormers.

Resolved to recommend approval of this application

**14822/22**

15 Buckingham Avenue

Erection of single storey extension to rear and porch to front together with conversion of attic to include dormer and Juliet balcony to rear.

This application had received the following comments:

- The existing plans are not current/accurate
- This is a retrospective application as it has already been built
- Impact on neighbouring property
- The dwelling dwarfs neighbouring properties

Resolved not to comment on this application. Members stated it was up to the Planning Officer to determine this application.

**14784/22**

8 Walker Fold, Walker Fold Road

Listed building consent for the replacement of existing windows, rain water pipe goods and conservatory roof together with the addition of stone mullions to ground floor front window

Resolved to recommend approval of this application subject to comments received from the Conservation Officer.

**14841/22**

30 Glabyn Avenue, Lostock

Construction of dormer to rear.

Resolved to recommend approval of this application.

**14783/22**

8 Walker Fold, Walker Fold Road

Replacement of existing windows, rain water pipe goods and conservatory roof together with the addition of stone mullions to ground floor front window.

Resolved to recommend approval of this application subject to comments received

from the Conservation Officer.

**13899/22**

1 Pembroke Close

Erection of single storey extension to side.

Resolved to recommend approval of this application.

**13328/22**

19 Sandringham Road

Erection of a part two storey/part single storey rear extension to provide accommodation at ground and below ground floor level to widening of existing access and driveway to create extended parking area.

Resolved to recommend approval of this application.

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

PL 4300 Bolton Council planning decisions were noted.

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

PL 4301

- a. Bolton Council: temporary road closure – Chorley New Road (Access Road) on 8 December 2022 for 1 day approx. for telecom repairs.

The correspondence was noted.

**TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 15 DECEMBER 2022:**

PL 4302 Resolved to confirm the date of the next meeting of the Planning Committee as 15 December 2022.

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

PL 4303 Councillor Brady stated that the Planning Inspectorate had ordered that Bolton Council were to award costs to Peel due to the Planning Committee decision being unreasonable on its reasons for refusing the Ryder Cup application. .

The meeting closed at 7.51pm.

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