

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee remotely due to Covid-19 restrictions using online conferencing technology on Thursday 21 January 2021 commencing at 7.50 pm.

PRESENT Councillors: S. Rock (in the Chair), I. Aldcroft, M. Baines, M. Brady, J. Bostocksmith, S. Burke, S. Chadwick, A. Coward, D. Grant, C. Rotheram, G. Stone, P. Wright.
Town Clerk, C. Hutchinson
Councillors McKeon and Silvester, Ward Councillors for Horwich North East.
7 members of the public.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4114 Resolved to accept apologies from Councillor Denton.

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

PL 4115 None.

TO APPROVE THE MINUTES OF THE MEETINGS OF THE PLANNING COMMITTEE HELD ON 17 DECEMBER 2020:

PL 4116 Resolved to approve the minutes of the meeting of the Planning Committee held on 17 December 2020.

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

PL 4117 In order to reserve the right to vote on Bolton Council's Planning Committee where the decisions about planning would be made Councillor Wright stated that he would not take part in the discussion or voting.

09956/20

43 Brownlow Road

Change of use of dwelling house to 7no bed house of multiple occupancy (HMO)

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

Councillor Silvester expressed concern that the proposal was overdevelopment which would materially alter the nature of Brownlow Road and would result in a negative impact on neighbouring residents causing excess noise and disturbance. There was inadequate rubbish storage and a lack of communal outdoor amenity space for a potential 14 occupants. The application does not provide any additional car or bicycle parking for either residents or visitors and would worsen traffic congestion on Brownlow Road.

Councillor McKeon informed the meeting that he had requested that the application is taken to full Planning Committee for consideration.

Mr Colin Stuchbury, speaking on behalf of the residents of Brownlow Road and adjacent streets voiced concerns that this application threatened the quiet, peaceful, family-orientated, residential nature of the area and was completely out of character. On-street parking was already inadequate for the current residents of Brownlow Road and this proposal would worsen the situation and the comments from Highways were questioned. There were concerns about increased noise levels and the issue of adequate waste control for such a high number of tenants. Also, it was queried as to whether the proposed shared kitchen/dining room is in line with guidance from Bolton Housing and also whether there was actually a need for this type of accommodation in this area. The proposal would change the whole nature of Brownlow Road and was unacceptable development of a mid-terrace, three-bedroom house.

Resolved to move back into Committee.

There had been approximately 70 objections (Planning Officer had not been able to check if any are duplicates) - overdevelopment of property; will alter character of area; noise and disturbance; insufficient refuse provision; lack of parking; inadequate amenity space; fears of anti-social behaviour; fire risk. There had been no objections from Environmental Health who had requested conditions for sound insulation/noise reduction and provision of electric vehicle charging points prior to occupation; Highways commented that they would struggle to reasonably object; Housing Standards requested applicant to consult with them on the property as will require a mandatory HMO licence prior to occupation.

In response to a query regarding requesting a site visit by Highways, Councillor Wright confirmed that currently no site visits were taking place due to Covid-19 restrictions. However, he advised residents that they could take photographs and send to Highways.

Councillor Brady confirmed that she had also requested that this application is considered by full Planning Committee.

Resolved to recommend refusal due to unacceptable overdevelopment of a three-bedroom terrace house which would materially alter the family-orientated, residential nature of Brownlow Road; negative impact on residential amenity of local residents due to noise and disturbance; queried comments from Highways who offered no objection as Brownlow Road is already congested with inadequate parking for existing residents; shared/kitchen dining facilities not in line with guidance from Bolton; concerns re inadequate waste control for the number of proposed residents; queried the need for this type of accommodation in this area and concerns about attracting anti-social

behaviour in a quiet, residential road

09942/20

Land at Matchmoor Lane

Change the use of field from agricultural (rough grazing) to a dog exercise and training facility

Resolved to move out of Committee to allow members of the public to speak.

Councillor Silvester stated that the proposal for a business to operate from a field was contrary to several NPPF and Core Strategy policies and demonstrated no special circumstances to allow a change from the present agricultural use of the site in the Green Belt. Approval may lead to further development and concern was expressed at increased parking and access on Matchmoor Lane which was single track.

Mr Mark Hall, speaking on behalf of local residents expressed concerns on the effect of pollution on the water supply to the residents of Heather Hall, the source of which comes from boreholes and wells close to the proposed development and also important to protect the aquatic ecosystem.

Resolved to return to Committee.

There had been 3 objections, conflict with Green Belt policy; effect on site's agricultural quality; impact on landscape character; impact on water supply to neighbouring properties by dog waste; impact on flora and fauna; lack of parking.

Resolved to recommend refusal due to adverse effect on the Green Belt; contrary to Core Strategy policies as there are no special circumstances which exist to change use of the field from agriculture; approval may lead to further development; highway safety issues due to increase in parking on a single-track road; pollution of local water supply which comes from boreholes and wells as well as the local ecosystem

09940/20

20 Greenwood Avenue

Erection of first floor extension at side

Resolved to recommend approval

09948/20

1 Ashburn Close

Erection of a single storey extension at rear

Resolved to recommend approval

09951/20

231 Lee Lane

Widening of existing driveway with associated alterations to front boundary treatments and vehicle access crossing

There had been 1 objection from Horwich Heritage – impact on conservation area and character and appearance of the area.

Resolved to recommend refusal concerns that the proposal will have a negative impact on the town centre conservation area by altering the character of the street scene

09990/20

12 Montcliffe, Georges Lane

Erection of a single storey erection at side

There had been no objections from Greenspace. Application states that materials used will be the same as existing

Resolved to recommend approval.

09995/20

253 Lee Lane

Demolition of existing double garage and the erection of 1no 3 bed, 4 person detached dwelling together with a single storey matching brick tool shed

No highway objections. Drainage commented that UU conditions required for separate drainage system. Councillor Wright confirmed that he would address the query regarding adequate consultation with properties directly opposite the proposed development.

Resolved to recommend approval

10022/20

701 Chorley New Road, Lostock

Erection of two storey front extension with porch canopy, single storey rear extension and raising of roof height to provide loft conversion with front and rear dormers

Resolved to recommend approval.

10035/20 179 Lee Lane

Removal of condition 1 (personal permission to Mrs J. M. France and Mrs E. Nabb to change to personal permission name of Mr Paul Welch) on application 03107/18

Resolved to recommend approval.

10038/20

Windyridge, Bottom'o'th'Moor

Demolition of detached garage, rear extension and side bay window and erection of porch to front together with two storey side and single storey rear extensions

Resolved to recommend approval.

10049/20

14 The Hamlet, Lostock

Demolition of conservatory and erection of single storey rear extension with balcony over and single storey extension to detached garage and playroom

Greenspace requested condition for a bat survey to be carried out prior to the start of development.

Resolved to recommend approval with a condition for a bat survey.

10052/20

Tesco Service Station, Mansell Way

Installation of jet wash bay

Resolved to recommend approval.

10059/20

Old Station Park, Chorley New Road

Construction of tarmacadam surface and weld-mesh fenced multi-use games area to replace existing facility which will be restored as grassed parkland

Resolved to recommend refusal – due to concerns at loss of sporting recreational facilities at new Leisure Centre; this application is a 50% downgrade in size compared to the previous facility; requested that the application is deferred until the larger plan (part of the town centre regeneration proposals) is looked at; Horwich should be compensated for the loss of recreational facilities at the same time as its population is increasing

10111/20

65 Alexandra Road

Erection of single storey extension at rear with roof lantern and associated landscaping

Resolved to recommend approval.

10112/20

541 Chorley New Road

Change of use from bakery (former A1 now class E) to restaurant/café (A3, now class E) with extra extractor flue to rear

There had been 1 objection - lack of parking in area. Highways commented no objections as proposed change of use was expected to generate same level of traffic/on street parking as current use.

Resolved to recommend refusal due to concerns about parking and effect on local residents; concerned at lack of detail and that this application is another example of a 'restaurant/cafe' becoming a takeaway; also, health concerns due to the proliferation of such establishments

10122/20

34 Crowborough Close

Erection of single storey extension to side/rear and replacement of conservatory roof

Resolved to recommend approval.

101030/20

Inglenook, Princess Road

Erection of single storey and first floor rear extensions

Resolved to recommend approval.

10169/21

Sunnybank, Hughes Avenue

Erection of 1no detached bungalow

Resolved to recommend approval.

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

PL 4118 09496/20

Horwich Loco Industrial Estate.

Reserved matters application pursuant to outline approval 91352/14 site remediation, regrade, road connection and access only)

Recommended for refusal at Horwich, approved with conditions at Bolton.

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

PL 4119

- a. Bolton Council: Planning Inspectorate – notice of new date for Grundy Fold Farm public enquiry as week beginning 15 March 2021 starting on the Monday morning.
- b. Local Government Boundary Commission: consultation on new pattern of wards for Bolton M.B.C. Closing date for comments 15 March 2021.
- c. WHP Telecoms Ltd: pre-planning consultation for proposed 5G telecommunications installations for H3G UK at Mansell Way,

- Horwich.
- d. CPRE: newsletter winter 2020 and campaigns update January 2021.

TO CONFIRM THE DATE OF THE NEXT MEETING OF THE PLANNING COMMITTEE AS 18 FEBRUARY 2021:

PL 4120 Resolved to confirm the date of the next meeting of the Planning Committee as 18 February 2021.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 4121 None.

The meeting closed at 9.26 pm.

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