

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 23 January 2019 commencing at 7.30 pm.

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

CHAIR TO OUTLINE THE FIRE EVACUATION PROCEDURE:

PL 4020 Councillor Rock outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4021 Resolved to accept apologies from Councillors Chadwick, Coward and Rotheram. An apology for lateness was accepted from Councillor Aldcroft.

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

PL 4022 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 21 DECEMBER 2019:

PL 4023 Resolved to approve the minutes of the meeting of the Planning Committee held on 21 December 2019.

TO CONSIDER HORWICH TOWN REQUESTS AN UPDATE ON ENFORCEMENT ACTION AGAINST URBAN QUARRY ON THE FORMER LOCO WORKS SITE:

PL 4024 Resolved to note the update on enforcement action against Urban Quarry on the former Loco Works site.

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

PL 4025 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.

07487/19

Churston, Princess Road, Lostock

Variation of conditions 4 and 6 (approved plans) on application 05413/19.

Councillor Stone declared a personal interest due to the objector being known to him.

There had been 1 objection on grounds that the extension is big if not bigger than the original house, the proposal ruins the street scene and concern about the future use of the dwelling. Members were reminded that this application was for permission for variation of two conditions on an application that had already been approved.

Resolved to recommend approval.

07497/19

Eversley, Fleet Street

Demolition of existing detached garage, erection of part two/part single storey extensions at sides together with first floor extension at rear erection of detached double garage together with porch at front.

Resolved to recommend approval

07534/19

St Elizabeths Church, Cedar Avenue

Creation of new access and site works to form level access to St Elizabeth's Church.

Councillor S. Denton declared a personal interest as a member of the congregation St Elizabeth's Church.

There had been no objections and one letter of support from Councillor Silvester for the application which will make it easier for people with disabilities to access the church either for services or community events and the proposals are in keeping with the area and the present church building and would still allow access to the front and side of the building for vehicles and would not interfere with any neighbouring properties.

Resolved to recommend approval.

07535/19

75 St Leonards Avenue, Lostock

Retention of raised patio and erection of 1.7M high screen fence.

Resolved to recommend approval.

Councillor Aldcroft arrived at this point.

07536/19

Hodgkinsons Fold Farm, Old Rake

Erection of single storey extensions to sides and rear.

It was noted that the Rights of Way Team has placed a holding objection on this application until satisfied that the development will not affect public right of way Horwich 159 which leads through the application site. The site plan submitted does not clearly indicate its route. Greenspace has commented that should planning consent be granted any felling of trees and clearance of vegetation should be undertaken outside the bird nesting season or not without the site being declared free of nesting birds by a suitably qualified specialist. Also that any external lighting should be directed to where needed to avoid light spillage.

Resolved to recommend approval with conditions and recommendations as requested by Rights of Way and Greenspace.

07560/19
272 Chorley New Road
Change of use from 1no.dwelling to 3no. self-contained flats together
the addition of external staircase.

Although some members expressed concerns about lack of parking, Highways had raised no objections. Regulatory Services have requested no development to take place unless a scheme to acoustically insulate the walls with the adjoining property in line with building regulations has been submitted and approved, in order to minimise the impact of noise disturbance on the residential amenity of the area. GMP have recommended measures to improve security including the installation of a video entry phone system, no trade access allowed, entrance doors and windows to be compliant with current building regulations and dusk till dawn lighting to be installed to all external doors.

Resolved to recommend approval with conditions and recommendations as requested by Regulatory Services and GMP.

07571/19
30 Chorley New Road
Demolition and replacement of detached dwelling.

Greenspace had commented that there is potential for impact on roosting bats but no bat survey has been submitted. Also should planning consent be granted any felling of trees and clearance of vegetation should be undertaken outside the bird nesting season or not without the site being declared free of nesting birds by a suitably qualified specialist.

Resolved to recommend approval with recommendations and conditions as requested by Greenspace.

07580/19
35 The Linkway
Siting of 4no.internally illuminated fascia.

Resolved to recommend approval.

07641/19
23 Wilson Fold Avenue, Lostock
Erection of a first floor extension at side.

Resolved to recommend approval.

07643/20
41 The Linkway.

Installation of 3no. internally illuminated digital freestanding signs and 1no.internally illuminated 15" digital booth screen.

Resolved to recommend approval.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH FOR INFORMATION
ONLY:

PL 4026

Resolved to note Bolton Council planning decisions as presented on the

list circulated to all Members.

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

- PL 4027
- a. Bolton Council: Douglas Close, Pioneer Street, Singleton Avenue, Horwich – notice of carriageway resurfacing commencing 13 January 2020 and Brownlow Road, Horwich commencing 16 January 2020 for approximately 1 week, weather permitting.
 - b. Bolton Council: Singleton Avenue, Horwich - notice of postponement of carriageway resurfacing work due to development of land behind Singleton Avenue and requirement for access for all site traffic.
 - c. Liverpool John Lennon Airport: consultation on future aircraft flight paths.

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 20 FEBRUARY 2020:

PL 4028 Resolved to confirm the date of the next meeting as 20 February 2020.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 4029 None.

The meeting closed at 8.00 pm.

Chairperson.....

Date.....

