

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 21 February 2019 commencing at 7.39 pm.

PRESENT Councillors: J. Bullock (in the Chair), M. Brady, S. Chadwick, K. Denton, R. Graham, J. Kellett, K. McKeon, S. Rock, G. Stone, P. Wright.
Town Clerk, C. Hutchinson
Ward Councillor for Horwich and Blackrod, Councillor S. Baines
4 members of the public

CHAIR TO OUTLINE THE FIRE EVACUATION PROCEDURE:

PL 3885 Councillor Bullock outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3886 Resolved to accept apologies from Councillors Carruthers, Holmes, Jarvis and Root.

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

PL 3887 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 24 JANUARY 2019:

PL 3888 Resolved to approve the minutes of the meeting of the Planning Committee held on 24 January 2019.

CONSULTATION: GREATER MANCHESTER SPATIAL FRAMEWORK REVISED DRAFT – JANUARY 2019

PL 3889 All Members had received an email containing a link to the online document and it was confirmed that the closing date for comments was 18 March 2019. The following comments were made:

- the website was difficult to navigate
- welcome reduction in use of greenbelt and increased use of brownfield for future development
- 2 planned drop-in sessions was insufficient for the whole of the borough
- welcome nomination of golf course as green belt in GMSF and which may influence decision of Planning Inspectorate appeal in July and certainly guarantee its future

Resolved to request Bolton Council arrange a drop-in session, which Councillors can attend and also that Councillors comment individually to the GMSF consultation.

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

PL 3890 In order to reserve her right to vote on Bolton Council's Planning Committee where the decisions about planning would be made Councillor Kellett would not take part in the discussion or voting

05250/19

Montcliffe Quarry, Georges Lane

Application for a lateral northerly extension to the existing quarry in order to facilitate the extraction of grit stone for the purpose of producing high grade stone and aggregates

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

A local resident Mr Hill queried the decision taken to defer this application for consideration at the meeting of the Planning Committee on 21 March and also commented on the problems accessing the Bolton Council website for residents attempting to register objections to planning applications.

Resolved to return to Committee.

It was confirmed that the application had been deferred in view of a meeting of the Montcliffe Quarry Liaison Group on 26 February which would provide further information to allow Council to make an informed recommendation on the application prior to the application being considered at Bolton Planning in April. In response to a query it was confirmed that there is no stipulation as to when the Liaison Group should meet.

It was confirmed that objections would still be taken in time for the Planning Officer's report so that people's concerns will be known before the Committee meets.

It was noted that in an era of financial austerity that all Councils are particularly dependent on finance raised from business rates

05378/19

Former Horwich Loco Works Site, Aspinall Way

Full application for site preparation and infrastructure works comprising the re-routing and construction of the previously approved Aspinall Way access road, creation of open space Zone A; demolition of existing on-site structures and associated land remodelling; remediation, landscaping, pedestrian/cycle connections; ecological mitigation and drainage works.

Resolved to move out of Committee.

A local resident Mr Jubb raised concerns about the proposed re-routing of the spine road through a former asbestos tip in the absence of a geotechnical survey.

Resolved to return to Committee.

There had been a letter of concern from Horwich Heritage regarding the route of the proposed spine road which differs from that envisaged in the original site masterplan and which would require the demolition of one of the Heritage Core buildings previously identified for retention.

While there was agreement that the construction of the spine road was essential, concern was expressed about the contamination risk

from asbestos and other hazardous materials, although in general there was sufficient confidence that the required health and safety standards would be applied by the companies involved in the construction process.

There were some highway safety concerns and also, although not part of the application, while the commitment to cycleway and footpath provision was welcomed, there were concerns that there was no access to the cycleway from the town centre via Station Park, an option which had the potential to open up the whole site as an asset for the enjoyment of the whole community. Councillor McKeon agreed to take this matter up with Bolton Council.

The potential loss of building of significant industrial heritage interest “the main erecting and repair shop” was also a matter of concern.

Resolved to recommend refusal of this application by 5 votes to 3 with 2 abstentions on grounds of loss of one of the Heritage Core buildings along with concerns about highway safety on the new spine road.

05289/19
Vale Lodge, Star Lane
Erection of side extension to form storage unit.

Resolved to recommend approval of this application.

0530/19
35 Brazley Avenue
Erection to single storey extension to side/rear and orangery at rear.

Resolved to recommend approval of this application with a condition for provision of adequate bin storage.

05321/19
14 – 16 Fernleigh, Chorley New Road
Conversion of existing first floor flat into two flats, together with re-construction of garage and erection of stairwell to flats at rear.

Resolved to recommend approval of this application.

05394/19
264 – 266 Chorley New Road
Variation of condition 6 on application 04469/18 – no deliveries shall be taken or dispatched from the premises outside the following hours – 09.00 to 16.00 Monday to Sunday (Remove the word “dispatched”).

There had been 2 letters of support.

Resolved to recommend approval of this application.

05405/19
349A Chorley New Road
Change of use of ground floor to public tavern/micro bar.
Resolved to recommend approval of this application.

05409/19

2 Ainscow Avenue, Lostock

Erection of a single storey extension at rear and formation of bedroom in the roof by raising the ridge level.

There had been 2 objections due to concerns about overdevelopment, not in keeping with other properties, insufficient parking provision, on street parking would be to the detriment of pedestrian safety, rear elevation would overlook into neighbouring garden and lounge and loss of a bungalow.

Resolved to recommend refusal of this application on grounds of overdevelopment.

05413/19

Churston, Princess Road, Lostock

Erection of two storey extensions to rear and side together with single storey extension linking flat to main dwelling.

There had been 2 objections due to concerns that it would exacerbate the overbearing appearance of what was originally a three bedroom semi, was too large, would be detrimental to and out of keeping with the street scene, loss of natural light and outlook to a neighbour. Tree and Woodlands had requested that no development should take place until the developer has submitted required measures for the protection of the health and appearance of the trees.

Resolved to recommend refusal of this application on grounds of overdevelopment.

05416/19

Ye Jolly Crofters, Chorley Old Road

Siting of 1no. externally illuminated logo to existing timber post sign, 1no. internally illuminated logo sign, 1no. non illuminated folded aluminium entrance sign, 2no. non illuminated single sided wall mounted corex signs and 2no. non illuminated entrance car park signs.

Resolved to recommend approval of this application.

05433/19

84 The Linkway

Siting of 1no. internally illuminated fascia sign.

Resolved to recommend approval of this application.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY:

PL 3891 None.

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

- PL 3892 a. Bolton Council: notification of proposed culvert repairs on Colliers Row
 b. NALC: consultation PC3 -19/Flood Defences

The correspondence was noted.

TO CONFIRM THE DATE FOR THE NEXT MEETING AS 21 MARCH 2019:

PL 3893 Resolved to confirm the date of the next meeting as 21 March 2019.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 3894 In response to a query regarding the cancellation of the public consultation event for the new Health Centre in December, Ward Councillors confirmed that they would find out if and when this was being rescheduled.

The meeting closed at 8.30 pm.

Chairperson Date.....