

## HORWICH TOWN COUNCIL

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

PRESENT Councillors: S. Rock (in the Chair) M. Brady, I. Aldcroft, M. Baines, J. Bostocksmith, S. Burke, S. Chadwick, A. Coward K. Denton, S. Denton, D. Grant, C. Rotheram, G. Stone, P. Wright  
Deputy Town Clerk, C. Morris  
Councillor R. Silvester, Ward Councillor Horwich North East  
1 members of press  
9 members of the public

TO APPOINT THE CHAIR OF THE PLANNING COMMITTEE FOR 2019-2020

PL 3914 Resolved to appoint Councillor Rock as the Chair of the Planning Committee for 2019 - 2020

CHAIR TO OUTLINE THE FIRE EVACUATION PROCEDURE:

PL 3915 Councillor Rock outlined the procedure.

TO APPOINT THE DEPUTY CHAIR OF THE PLANNING COMMITTEE FOR 2019-2020

PL 3916 Resolved to appoint Councillor Bostocksmith as the Deputy Chair of the Planning Committee for 2019-2020

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 3917 None.

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

PL 3918 Councillor Burke declared a personal interest in planning application 05772/19.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 18 APRIL 2019:

PL 3919 Resolved to approve the minutes of the meeting of the Planning Committee held on 18 April 2019.

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

PL 3920

**05772/19**

**Land Rear of 15-49 Singleton Avenue**

Erection of 48No dwellings with associated parking and landscaping

## 35 objections had been received

- \* Loss of green land;
- \* The land is currently used by the public for recreation (walking, dog walking, running, playing games) and has high amenity value;
- \* The land is well used, which is evidenced by the desire lines/pathways on the land;
- \* There is little green space left for children to play on; impact on children's health;
- \* Children planted the trees on the field;
- \* The field only stopped being mowed by the Council in around 2016, when it became overgrown; the field has become a wild meadow which attracts butterflies;
- \* The landscape quality of the area will be affected;
- \* Singleton Avenue is already a difficult road to park on;
- \* Pennine Road and Brownlow Road are already extremely busy roads, dangerous and have lots of on-street parking;
- \* Traffic congestion in the area;
- \* Surrounding roads will be made worse; The submitted Transport Assessment fails to consider additional traffic on surrounding roads;
- \* Need speed reducing measures on the surrounding roads;
- \* Impact on highway safety in the area;
- \* Emergency vehicles and bin wagons struggle to cope with parked cars and existing traffic;
- \* Concerns about construction traffic access and pedestrian safety during construction;
- \* Neighbouring properties will be overlooked;
- \* Impact on flooding in the area; Concerns that neighbouring gardens and houses will flood;
- \* The submitted flood risk assessment is inadequate;
- \* There is no existing pumping station on the site, therefore it cannot be retained as proposed;
- \* The pumping station will emit noise and odour during a 24-hour period, which will harm the residential amenity of neighbours at Pioneer Close;
- \* Impact on wildlife;
- \* Horwich is becoming overdeveloped/saturated;
- \* Horwich does not need any more housing; Horwich has had its fair share of housing;
- \* Housing should be built on previously developed land instead;
- \* Impact on local infrastructure - not enough school places, no new doctors;
- \* The site does not attract anti-social behaviour as the applicant suggests;
- \* Increase in pollution;
- \* Noise and disturbance during the construction period;
- \* Residents on Singleton Avenue will no longer be able to use their back;
- \* There is a covenant on the land; the land was left to the community;
- \* Loss of views of Rivington Pike;
- \* The proposal is contrary to the Horwich Neighbourhood Plan.

Resolved to move out of committee to allow members of public to speak.

Councillor Richard Silvester, Borough Councillor at Bolton Council.

Historically the site was identified in the Bolton Allocations Plan in 2012 in which Councillor Silvester objected to the consultation, however, this wasn't successful and was later passed in the allocations plan and approved by Bolton Council.

The area of land is open space land and still currently used by children and the general public for recreational use.

The land is not classed as brown field and feels Bolton at Home should reallocate their proposed application on to other land not in use for

recreational purposes or open space. If this application unfortunately goes ahead, at the very least a pathway at the back of the houses on Singleton Avenue should be added so that residents can continue to retain access from the rear.

Another resident Michael Stevens expressed anger at the lack of consultation himself and the other residents had received in regards to this application being included in the Bolton Allocations Plan. He informed Members that he had done a significant amount of research into ownership of the land and was still investigating the covenant on the land.

Another resident echoed the above objections towards the application.

Resolved to move back into Committee.

Members thanked Mr Stevens and stated the application conflicted multiple core strategies outlined in the Bolton's Local Development Framework. They suggested Mr Stevens should forward his compelling research to Bolton Council and that Borough Councillors had requested this application be removed from the decision level of delegated and to be heard at the full Planning meeting.

Due to a significant number of objections received and the in-depth research carried out by a local resident, Members resolved to recommend objection of this application.

#### **05889/19**

##### **1 Oakfield Close**

Erection of dual pitched roof to single storey flat roof extension

There had been one objection on grounds of the property had previously been extended. Resolved to recommend approval of this application.

#### **05945/19**

##### **20 The Linkway**

Alterations to existing elevations to include new doors, sliding doors and full height glazing and other associated works

There had been no objections. Resolved to recommend approval of this application.

#### **05954/19**

##### **1 Grovesnor Way**

Erection of a single storey extension at front, two storey front & side extensions, single storey rear extension, balcony to side at first floor level and detached garage

There had been no objections. Resolved to recommend approval of this application.

**05978/19**

**29-31 Lee Lane**

Installation of new shop fronts to front elevation

There had been no objections. One letter was received in supporting the restoration of the building back to its former glory.

Resolved to recommend approval of this application.

**06030/19**

**80 The Linkway**

Siting of 4No. internally illuminated fascia

There had been no objections. Resolved to recommend approval of this application.

**BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY:**

PL 3921 Resolved to note Bolton Council planning decisions as presented.

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

- PL 3922
- a. Bolton Council: notification of temporary road closure Road Traffic Regulation (Special Events) Act 1994 Lee Lane and Church Street for Triathlon Event 5 May.
  - b. Bolton Council: notification of temporary road closure Road Traffic Regulation Act 1984 Chorley New Road (Access Road) 27 May 2019 for 1 day for telecoms.
  - c. Emery Planning: Planning Appeal APP/N4205/W/18/3210299 by Peel Investments (North) Limited. Site: Land at Victoria Road, Horwich. Notice of planning appeal commencing 2 July 2019, revised plans and opportunity to comment by 4 June 2019.
  - d. Bolton Council: Notice of New Planning Appeal - 04445/18 Horwich Loco Works (Bellway Site)
- The correspondence was noted.

Councillors required clarification on C. Emery Planning Appeal letter

Resolved to move out of Committee for Councillor Silvester to explain.

Councillor Silvester stated Peel had revised plans and advised residents and Councillors to write appeals to both the Planning Inspector at Bolton Council and also to Emery.

Resolved to move back into Committee.

TO CONFIRM THE DATE FOR THE NEXT MEETING AS 20 June 2019:

PL 3923        Resolved to confirm the date of the next meeting as 20 June 2019.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 3924        None.

The meeting closed at 8.28 pm.

Chairperson ..... Date.....