

## HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee remotely due to Covid-19 restrictions using online conferencing technology on Thursday 18 June 2020 commencing at 7.37 pm.

PRESENT Councillors: S. Rock (in the Chair), I. Aldcroft, M. Baines, J. Bostocksmith, M. Brady, S. Burke, S. Chadwick, D. Grant, C. Rotheram, G. Stone, P. Wright.  
Town Clerk, C. Hutchinson  
Councillor K. McKeon and Councillor R. Silvester, Ward Councillors Horwich North East

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4049 Resolved to accept apologies from Councillor K. Denton and Councillor S. Denton.

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

PL 4050 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.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 19 MARCH 2020:

PL 4051 Resolved to approve the minutes of the meeting of the Planning Committee held on 19 March 2020.

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

PL 4052 Due to technical issues experienced by the majority of members in viewing the planning website it was resolved to defer discussion on this matter to a meeting to be held remotely on 22 June, in order to allow adequate scrutiny of planning applications.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH: FOR INFORMATION ONLY:

PL 4053 None.

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

PL 4054 a. Planning application 08336/20 Harrison Street: email correspondence from Councillor Grant and Councillor Wright to Horwich Heritage  
b. Horwich Heritage: copy of objection to Bolton Planning to application 08336/20 Harrison Street.  
c. CPRE Lancashire, Liverpool City Region and Greater Manchester: spring newsletter 2020

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 23 JULY 2020:

PL 4055 Resolved to confirm the date of the next meeting of the Planning

Committee as 23 July 2020.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 4056 None.

The meeting closed at 7.50 pm.

Minutes of a resumed meeting of the Planning Committee held remotely due to Covid-19 restrictions using online conferencing technology on Monday 22 June 2020 commencing at 7.15 pm.

Councillors: S. Rock (in the Chair), I. Aldcroft, M. Baines, M. Brady, S. Burke, S. Chadwick, D. Grant, C. Rotheram, G. Stone, P. Wright,  
Town Clerk, C. Hutchinson  
Councillor K. McKeon and Councillor R. Silvester, Ward Councillors  
Horwich North East

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4057 Resolved to accept apologies from Councillor Bostocksmith, Councillor K. Denton and Councillor S. Denton.

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

PL 4058 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.

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

PL 4059 Due to technical issues experienced by the majority of members in viewing the planning website it had been resolved to defer discussion on this matter to a meeting to be held remotely on 22 June, in order to allow adequate scrutiny of the planning applications by all members.

08319/20

Hodgkinsons Fold Farm, Old Rake

Erection of two storey rear extension with garden terrace and landscaping

There had been 1 objection from Horwich Heritage. A previous application for a single storey extension had been refused at Bolton in 2019.

Resolved to recommend refusal of this application on grounds of inappropriate development in the Green Belt by virtue of size and siting and impact on the West Pennine Moors SSSI.

08253/20

80 Chorley New Road

Erection of dwelling comprising demolition of garage, extension and refurbishment of existing building and formation of new drive together with associated landscaping

There had been 2 objections expressing concern about overlooking, overshadowing/loss of light and privacy to neighbouring properties and overdevelopment.

Resolved to recommend refusal on grounds of overdevelopment and proximity to neighbouring properties.

08336/20 2 Harrison Street

Demolition of existing building and erection of a three-storey building comprising 10no. one-bedroom and 1no. two-bedroom apartments with associated parking

There had been 3 objections including 1 from Horwich Heritage and concerns raised by Councillor Wright about traffic impact, inadequate parking provision, lack of landscaping, bin storage, access to Station Park and effect on adjacent garage business. While concern was also expressed at the type of future tenants, it was acknowledged that this was not a material planning consideration.

It was noted that prior approval had been granted for a similar development in 2017.

Resolved to recommend refusal due to concerns about insufficient parking and access and effect on an existing business, also query about location of bin storage, the building design is unpleasing and additional landscaping is required. While welcoming development of a brownfield site the whole development needs to be done comprehensively and with further discussion with the applicant and in consultation with other businesses as Harrison Street is a strategic part of the draft town centre regeneration scheme

08332/20

254 Chorley New Road

Change of use from vacant office (Class A2) to hot food takeaway (Class A5) together with siting of flue to rear elevation

Resolved to recommend refusal on grounds that while it was acknowledged that proliferation of hot food takeaways is not a material planning consideration, there was concern about the jump in classification from office to food takeaway and also that an additional takeaway discourages healthy eating which then has an impact on the NHS. Also environmental concerns about an increase in litter as well as the adverse effect on local residents due to lack of parking and associated smells and odours

08363/20

16 Foxholes Road  
Erection of storage building at front of dwelling

Resolved to recommend approval.

08404/20  
Toppings, Foxholes Road  
Alterations to front to provide additional off road car parking

Resolved to recommend refusal due to overdevelopment as adequate car parking spaces should have been included in the original application.

08445/20  
Barn at Knowles Farm, Fleet Street  
Conversion of barn to form one residential dwelling

It was noted that a previous application for two residencies was approved in 2019.

Resolved to recommend approval.

08459/20  
Former Homebase, Middlebrook Retail & Leisure Park  
Siting of 7no. internally illuminated fascia, 1no. exit and 1no. entrance illuminated lettering

Resolved to recommend approval

08480/20  
30 Butterwick Fields  
Erection of two storey side extension together with a single storey rear extension

Resolved to recommend approval

08507/20  
16 Oxford Road, Lostock  
Erection of a two storey extension at side

Resolved to recommend approval.

The meeting closed at 8.03pm.

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

