

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning held remotely due to Covid-19 restrictions using online conferencing technology on Thursday 20 August 2020 commencing at 7.15 pm.

PRESENT Councillors: S.Rock (in the Chair), I. Aldcroft, M. Baines, J. Bostocksmith, M. Brady, S. Burke, S. Chadwick, 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 member of public.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4069 Resolved to accept apologies for absence from Councillor Coward and apologies for lateness was accepted from Councillor Burke.

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

PL 4070 In order to reserve the right to vote on Bolton Council's Planning Committee where the decisions about planning would be made, Councillor Wright state that he would not take part in the discussion or voting.

TO APPROVE THE MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 23 JULY 2020:

PL 4071 Resolved to approve the minutes of the meeting of the Town Council held on 23 July 2020.

NALC CONSULTATION-MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT WHITE PAPER 'PLANNING FOR THE FUTURE' – FOR COMMENT:

PL 4072 Resolved to defer comments on this agenda item and place this on the next planning agenda for comment on 24 September 2020.

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

PL 4073 Councillor Silvester wanted to comment on planning application 08982/20 51-53 Lee Lane. Members agreed to bring this application forward.

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

Councillor Richard Silvester informed members that he was in support of this application as in its current format would prove difficult to rent out in the present climate. Councillor Silvester stated the applicant was local and already owns a business within the Centre. The space would be utilised well as 2 businesses would be able to operate and also a flat above the premises would be available.

Resolved to move back into committee.

Members were happy to see that proposals were put forward for this premises as it had been vacant for a while. They felt it would be better facilitated with the proposal put forward as it would attract two new businesses and that the applicant was already a local business owner within the Horwich Town. Members were concerned regarding the aluminium shutters and felt the materials used should be in-keeping with the area.

Resolved to recommend approval on the condition that the material for the shutters are in-keeping with the conservation area.

08789/20

14 Factory Hill

Outline application for the erection of a detached dwelling (access, layout and scale details only)

There were 2 objections that the proposal was an overdevelopment caused loss of privacy and loss of light to the neighbouring property. It also encroached on the easement for the watercourse and parking at no. 14 would be unduly affected. Members expressed concerns regarding the increase in traffic that this development would cause.

Resolved to recommend refusal on grounds of overdevelopment, no room for parking, increase in traffic and highway concerns.

08810/20

12 Pengarth Road

Erection of raised decking platform with associated works at rear

There had been 1 letter of support.

Resolved to recommend approval.

08886/20

Land at Oaklands, High Bank Lane, Lostock

Erection of 1NO. residential detached dwelling with car barn

There had been 1 objection received due to impact on neighbouring property. Greenspace requested conditions for conservation of bio diversity incl. protection of wild birds, nests and eggs as well as lowland mixed broadleaf woodland. There were concerns that changes to the side ground levels and subsequent development were likely to cause pollution to the adjacent Bessy Brook watercourse.

Members enquired whether there were any TPO's on the tree's at the location and requested that a flood risk assessment and there was a lack of enhancement of biodiversity as part of NPPF paragraph 170.

Resolved to recommended refusal on lack of enhancement of biodiversity and lack of information on TPO's.

08903/20

Land rear 4 Gloucester Avenue

Retention of 2No sheds and children's play frame

There had been 1 objection received for using the shed as a business, creation of noise and loss of green space... Previously Horwich Town Council raised no objections to the previous application for retention in October 2019 and approved by Bolton Council in December 2019.

Resolved to recommend approval.

08915/20

50 Holmebrook Drive

Retention of brick boundary wall

Highways and Engineering commented that the wall would be replacing existing fencing and would be setting a precedent in terms of height of the boundary which will have limited impact on visibility from driveway and that of the adjacent properties. Three letters of support had been received for the proposal.

Resolved to recommend approval.

08917/20
17 Stanley Grove
Erection of single storey side extension

Resolved to recommend approval.

08590/20
20a Lever Park Avenue
Erection of single storey rear extension
Resolved to recommend approval.

08929/20
24 Ox Hey Lane
Erection of a part two storey/part single storey extension at rear (amendment to 06544/19)

Resolved to recommend approval.

08937/20
12 Cedar Ave
Erection of single storey extension and dormer at side

Resolved to recommend approval with a condition that a Planning Officer attended the application location as the proposal is out of character and request the Officer has a closer inspection

08945/20
Fir Tree, 49 Wilson Fold Ave, Iostock
Erection of single storey side extension

Resolved to recommend approval.

08979/20
28 Bottom o th Moor
Alterations at front including full height glazing, alternations to side elevation windows, single storey extension at side together with low level dwarf wall

Proposal was considered inappropriate and not in-keeping with the area as the proposal would change the character of the house and surroundings

Resolved to recommend refusal.

Councillor Burke joined the meeting at this point.

08983/20

17 Hollowell Lane

Erection of porch at front, demolition of existing conservatory and extension, erection of single storey extension at rear, dormer at rear and conversion of existing attached garage to a habitable room together with associated internal and external alterations

Resolved to recommend approval.

08986/20

49 Longworth Road

Erection of part first floor/part two storey side extension with Juliet balcony on rear elevation

There had been no objections and 1 comment that development doesn't meet the councils residential parking standards but increase in on street parking demand will potentially be minimal with little detriment to residential amenity.

Resolved to recommend approval.

08988/20

Ghyll Bank, Chorley old Road

Erection of new porch at front and single storey extension to side

Resolved to recommend approval.

09029/20

20 Shaftesbury Avenue

Erection of front porch, demolition of garage and erection of part two storey/part single storey side extension with Juliet balcony on rear elevation, new roof on existing conservatory together with single storey rear extension

Resolved to recommend approval.

08351/20

10 Duncan Street

External alterations including reinstatement of basement light – wells at front, replacement of front and rear doors, erection of balcony and steps at rear and replacement of garage door

Highways and Engineering commented that work to excavate and upgrade the basement lightwells will need to be undertaken by a street works accredited contractor under and appropriate permit.

The applicant stated that the external appearance of the main original dwelling will be maintained and replacement doors will be in keeping with the conservation area and proposed re-instatement of lightwells is similar to other houses on the street and will bring back originality back to the property.

Resolved to recommend approval with the condition that the materials are in-keeping with the conservation area.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH FOR INFORMATION ONLY:

PL 4075 As per list circulated to all members.

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

- PL 4076
- a. Bolton Council: Notification of temporary road closure – Back Chorley New Road, 14 August 2020 for 1 day approx. for telecoms
 - b. Locality: Neighbourhood Planning Newsletter August 2020
 - c. CPRE: Campaigns update August 2020
 - d. Bolton Council: Business and Planning Bill 2020 – proposal for temporary road closures – for comment.
 - e. Bolton Council: notification of date of deferred public enquiry for Grundy Fold Farm, Chorley old Road (5 unauthorised houses in Green Belt) as Tuesday 6 October 2020 at 10.00am.

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE TOWN COUNCIL AS 24 SEPTEMBER 2020:

PL 4077 Resolved to confirm the date of the next meeting of the Town Council as 24 September 2020.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 4078 None.

The meeting closed at 8.40pm.

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