

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee remotely due to Covid-19 restrictions using online conferencing technology on Thursday 19 November 2020 commencing at 7.30 pm.

PRESENT Councillors: S. Rock (in the Chair), I. Aldcroft, M. Baines,
J. Bostocksmith, M. Brady, S. Burke, S. Chadwick, A. Coward, D. Grant,
G. Stone.
Town Clerk, C. Hutchinson
Councillor R. Silvester, Ward Councillor Horwich North East
1 member of the public

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4097 Resolved to accept apologies from Councillors Denton, Rotheram and Wright.

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

PL 4098 None.

TO APPROVE THE MINUTES OF THE MEETINGS OF THE PLANNING COMMITTEE HELD ON 22 OCTOBER 2020:

PL 4099 Resolved to approve the minutes of the meeting of the Planning Committee held on 22 October 2020.

TO CONSIDER A PROPOSAL FROM COUNCILLOR CHADWICK THAT HORWICH OWN COUNCIL SUBMITS A SECOND NOMINATION FOR HORWICH GOLF COURSE AS AN ASSET OF COMMUNITY VALUE:

PL 4100 Bolton Council had considered the nomination submitted by Horwich Town Council to list Horwich Golf Course as an Asset of Community Value under the Localism Act 2011 and had categorised it as unsuccessful on the grounds that it did not meet the required criteria. It was confirmed that only the owner of the Asset has the right to request a review and as the cost of a judicial review would be prohibitive, the alternative would be to submit a second nomination to include improved supporting evidence.

It was noted that the golf course was the only one located entirely in the Parish of Horwich and Members agreed that it was also important to support local residents' challenge to current and future development proposals for the golf course.

It was agreed that Council should challenge the information in the decision notice which stated that the Club had reached out to the Town Council for support. The Town Clerk who had been employed by the Council for twenty years confirmed that to her knowledge, no such request had been made and this was supported by Councillor Rock who was the longest serving Member of the Council.

The Club's claim that it had also reached out to the community was also disputed by several Members who stated that it had

maintained a limited membership, not accepting any new members since 2007 and actively discouraging new membership.

Resolved to approve the proposal to submit a second nomination for Horwich Golf Course to be listed as an Asset of Community Value, Members to email evidence to the Town Clerk who would liaise with Councillor Chadwick who would draft the new nomination to include all additional supporting information.

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

PL 4101

09496/20

Horwich Loco Industrial Estate, Chorley New Road

Reserved matters application pursuant to outline approval 91352/14 (site remediation, regrade, road connection and access only)

There had been 2 objections, details as follows:

- It should be a Committee decision
- The connecting road would change the character of the Bellway development
- Concern that adequate consultation has not taken place
- The road should be of the same standard and design as the approved spine road
- Concern about road safety
- Insufficient information regarding topography and contamination
- Concern re. the merging the Bellway and Morris Homes developments into one amorphous estate
- There should be a greenway separating both developments

There had been comments from Highways, Public Rights of Way, Ecology Unit and GMAAS who had all expressed no objections, subject to the new proposals not affecting the conditions included in the outline application.

Members expressed concern at the continuing piecemeal development of the Loco Works site by different planning applications, as these were not in keeping with the holistic approach of the outline application approved in 2014. Since then different landowners had shown a reluctance to work together and as a consequence an increasing amount of green space was being eroded.

Concerns was expressed that this particular application would remove the green buffer zone planned to keep the two developments separate and also affect the cycle link and it was agreed that the road should be of the same standard as the spine road.

Resolved to recommend refusal on grounds that the application is contrary to the original outline planning application for the Loco Works site (91352/14) and to request that Bolton Planning refer to its

own supplementary Planning Document for the site to ensure future compliance by developers.

09531/20

Tesco Superstore Café, Mansell Way

Replacement of sprinkler tank and pump house

Resolved to recommend approval.

09614/20

1 Haxey Walk

Conversion of existing garage to form habitable room together with widening of existing drive

Resolved to recommend approval with a query if separate planning permission needed as widening of drive will cover 5 sq metres and encroachment on lawn/covering of a porous surface.

09666/20

Land at Burnt Edge Lane

Erection of windbreak, interpretation and seating facility linked with existing footpath and drystone walls

Resolved to recommend approval.

09678/20

84 Pennine Road

Conversion of garage to a habitable room together with a single storey extension to rear of garage

Resolved to recommend approval

09693/20

Inglewood, 29 Lever Park Avenue

Erection of two storey extensions at side and rear

Resolved to recommend approval

09701/20

254 Chorley New Road

Change of use from office (Class E) to restaurant/café (Class 3), alterations to front elevation together with siting and installation of extractor flue to rear

Resolved to recommend refusal on grounds of detrimental effect on amenity of neighbouring residents due to increased noise and disturbance as per previous application (08332/20) which was refused by Bolton Planning for the same reasons. Although new application is for restaurant use and the applicant has included

a small number of seating and tables, it will still operate as a takeaway.

09734/20

50 College Drive

Erection of part two storey/part single storey rear extension and balcony together with garden terrace and landscaping.

Resolved to recommend approval.

BOLTON COUNCIL PLANNING DECISIONS IN HORWICH (EMAILED TO ALL COUNCILLORS): FOR INFORMATION ONLY:

PL 4102 There were 5 contrary planning decisions:

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. Recommended for refusal at Horwich on grounds of overdevelopment. Approved at Bolton with conditions to include protection of trees and hedges, landscaping and measures to protect the amenity of neighbouring residents.

09091/20 35 Stocks Park Drive

Erection of side and rear extension to garage together with rendering of dwelling and replacement windows. Recommended for refusal at Horwich on grounds that there had been an objection re. loss of light and worsening of damp conditions. Approved at Bolton with conditions to protect the amenity of neighbouring residents.

09105/20 24 Lever Park Avenue

Certificate of lawful development for demolition of existing conservatory and erection of proposed single storey extension at rear. Recommended for approval at Horwich. Refused at Bolton on grounds that the proposed extension would project 3.6m from the original rear extension which is over the 3 metres allowed for compliance with the criteria for general permitted development.

09145/20 43 Wallsuches

Replace wooden front window with aluminium window together with new plastic shed in rear garden. Recommended for refusal at Horwich on grounds that the proposed materials do not meet acceptable requirements for the conservation area. Approved by Bolton with the condition that the new window matches the profile and colour of the existing window frame. Planning Officer commented that the use of metal was an appropriate material on a former industrial site.

09164/20 1 Moorland Drive

Erection of front porch, single storey extension to side together with raising of the roof height and first floor extension over existing bungalow.

Recommended for refusal at Horwich on grounds of re. loss of light and privacy, objections received re. loss of view and effect on property value were not material planning considerations. Approved by Bolton with conditions to ensure that the development fits in with and safeguards the character and appearance of the locality and also to protect the amenity of neighbouring properties.

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

- PL 4103 a. Bolton Council: notification of unsuccessful nomination of Horwich Golf Club.
- b. Bolton Council: notification of temporary road closure Back Chorley New Road East, Horwich on 9 November 2020 for 2 days for telecoms.
- c. Bolton Council Planning Control: Town and Country Planning Act 1990 - Planning Appeal (Application No. 08088/20) Chorley New Road, Horwich – Siting of new 20m high phase 7 monopole c/w wrap around cabinet at base together with associated ancillary works

The correspondence was noted.

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 17 DECEMBER 2020:

- PL 4104 Resolved to confirm the date of the next meeting of the Planning Committee as 17 December 2020.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

- PL 4105 None

The meeting closed at 8.35 pm.

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