

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday 21 November 2019 commencing at 7.30 pm.

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

CHAIR TO OUTLINE THE FIRE EVACUATION PROCEDURE:

PL 4001 Councillor Rock outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4002 Resolved to accept apologies from Councillor Brady and Councillor Chadwick.

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

PL 4003 None.

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

PL 4004 Resolved to approve the minutes of the meeting of the Planning Committee held on 24 October 2019.

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

PL 4005 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.

07245/19

Land off Victoria Road

Outline application for the erection of up to 276no dwellings together with associated works (access details only).

It was noted that to date there had been 120 objections stating same concerns as the previous application on this site.

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

Councillor McKeon spoke about the previous application which had been successfully rejected. It was noted that as the decision had been made on landscape, it was important for new factors to be included when objecting to the new application. These included Bolton Council's decision to include the golf course as green belt within Greater Manchester Spatial Framework (GMSF), which had unfortunately been

delayed and may not come through in time to affect the outcome of this application. The significance of the role of the Horwich Neighbourhood Plan was important. In the NPPF the target for housing supply falls from 5 years to 3 years in areas which have a Neighbourhood Plan and Bolton currently has 3.7 years supply. This is a strong argument that can be put forward to the Planning Inspectorate as part of the campaign against the proposed development. However there is additional pressure on councils to deliver and targets continue to rise. Although Bolton is confident of meeting its target this year, it is likely that the requirement could increase to 45% next year with a possible further increase to 60%. It is hoped that the council encourage the Neighbourhood Plan Steering Group to make as much progress as quickly as possible towards having a plan in place.

Malcolm Harrison, Chair of Stocks Residents Association (SRA) outlined the areas of concern about this application as follows:

- Horwich is being expanded by over 20% leading to overdevelopment, therefore another 276 houses are not required
- the proposed development is on recreational land valued by the residents of Horwich
- the group is consulting with everybody in Horwich, 120 objections have already been received with many more expected. Peel's consultation has been extremely limited.
- the application conflicts with Bolton Council's Core Strategy as it proposes to build on protected open land
- there is landscape harm in the application coming forward, which does not fully take on board what the Inspector said, as it proposes building on sensitive areas
- the Horwich Neighbourhood Plan was dismissed by the Inspector but is gaining strength as targets to meet housing need requirements have reduced. The former Loco Works site was dismissed as being part of a strategic planning application. This is now being taken on board as people from Horwich have bought homes on the initial development
- expression of interest in working together with the Neighbourhood Plan as it is apparent that further forward it progresses the more weight it carries.
- may be 2021 before final version of GMSF appears, including re-classification of the golf course as greenbelt
- highways objections were previously dismissed and highways did not taken into consideration known problems with traffic congestion, so the current assessment is inaccurate. SRA made an application to Bolton Council to see the latest revised highway figures in May prior to enquiry but these were not received. SRA put in a FOI request but have yet to receive a response. An extension was agreed but there has still been no response. SRA have now taken this matter to the Ombudsman as the failure to provide this information is seen as obstructive. As the available data is 5 years out of date, the request to provide an up to date highways assessment is a priority before any decision is made on this application.
- the local infrastructure is struggling to cope with current and expected increase in population
- there is an issue of deliverability. The golf club had provided Peel with a letter agreeing break in lease to build there, however

clarification is required to confirm that this decision was made in accordance with the club rules and regulations

Councillor Silvester thanked SRA and New Chapel Residents Association for the work done on the previous application and which is being continued on the new application. The lack of response to residents' and borough councillors' numerous requests for traffic assessment from highways was unacceptable. Councillor Silvester intended to take this matter to the Chief Executive of Bolton Council for a response. There is confidence that Bolton Planning would reject the application as the site has gone into the GMSF as green belt, with both previous and current administrations supporting this. One of reasons for refusal was on grounds of being unsympathetic to the nature and character of the landscape, contrary to sections CG3 and OA1 of Bolton's Core Strategy. The Inspector concluded that development may continue to the south west of the stated dividing line but the current application map contradicts this and is therefore still contrary to policy CG3 and OA1 of Bolton's Core Strategy. Councillor Silvester hoped that council would recommend refusal of this application and in turn it would be refused by Bolton Planning.

Resolved to return to committee.

Members fully supported the objections raised by the residents and ward councillors present.

Resolved to recommend refusal of this application on grounds of reduced requirement for housing targets as other approved developments such as Rivington Chase are well under construction and exceeding expectation on yield, lack of quantifiable traffic assessment data to address concerns about congestion and in defence of natural environment as proposed development is contrary to sections CG3 and OA1 of Bolton's Core Strategy.

Councillor McKeon and Councillor Silvester and the representatives of Stocks Park and New Chapel Residents Associations were thanked for their attendance.

06928/19
85 Lostock Lane, Lostock
Certificate of lawful development for proposed dormer at rear.

Resolved to recommend approval

07134/19
The Stables, Wilderswood Court
Variation of condition no 6 (approved plans) on application 91686/14 amendments to porch.

Resolved to recommend approval.

07146/19
43 Wallsuches
Erection of single storey side extension to the rear.

Resolved to recommend approval with the condition that materials

used are in keeping with the conservation area.

07188/19

Toro, 69 Church Street

Erection of single storey extension to ground floor and alterations at first floor level to form terrace area at rear.

There had been 2 objections on grounds that the development will overlook neighbouring garden and dwelling, will overlook classrooms (safeguarding concerns), loss of car parking, effect of outside smoking on school children, disruption from building work including noise, dust etc. and impact on children.

It was noted that the heritage impact statement had stated that there would be little impact on the school. There had been no highway objections and members thought that it was important to encourage the expansion of a local business.

Resolved to recommend approval.

07266/19

10 Balmoral Close

Erection of single storey side extension.

Resolved to recommend approval.**BOLTON COUNCIL PLANNING DECISIONS IN HORWICH FOR INFORMATION****ONLY:**

PL 4006 Resolved to note Bolton Council planning decisions as presented on the list circulated to all Members.

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

- PL 4007
- a. Bolton Council: notice of temporary road closures Lee Lane/Chorley New Road (only the section of the roundabout fronting the Crown Hotel) between 5pm – 7pm on 6 December 2019 for the Christmas Lights Switch On.
 - b. Bluemantle Group: email confirming support in principle for facilitation of a public walk through event to commemorate the Loco Works Erecting Shed prior to demolition.
 - c. Stuart Whittle: email response to Helen Gorman's letter re. complaint about planning application 05378/19 including demolition of the Loco Works Erecting Shed.
 - d. Chris Green: letter re. development of greenbelt land and wider environmental concerns.
 - e. Horwich Town Council: letter to Planning Inspectorate – Case APP/N4205/W/19/3237598 Land to the rear of Singleton Avenue, Horwich BL6 7DU.

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 19 DECEMBER 2019:

PL 4008 Resolved to confirm the date of the next meeting as 19 December 2019.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 4009 None. The meeting closed at 8.29 pm.

Chairperson.....

Date.....

