

HORWICH TOWN COUNCIL

Minutes of a meeting of the Planning Committee remotely due to Covid-19 restrictions using online conferencing technology on Thursday 17 December 2020 commencing at 7.30 pm.

PRESENT Councillors: S. Rock (in the Chair), I. Aldcroft, M. Baines, M. Brady, S. Chadwick, A. Coward, S. Denton, D. Grant, C. Rotheram, G. Stone, P. Wright.
Town Clerk, C. Hutchinson
Councillor R. Silvester, Ward Councillor Horwich North East
2 members of the public

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS:

PL 4106 Resolved to accept apologies 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 4107 None.

TO APPROVE THE MINUTES OF THE MEETINGS OF THE PLANNING COMMITTEE HELD ON 19 NOVEMBER 2020:

PL 4108 Resolved to approve the minutes of the meeting of the Planning Committee held on 19 November 2020.

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

PL 4109 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.

09921/20

Hilton Community Centre, Nuttall Avenue

Installation of 2 No permeate team shelters (dugouts) together with the installation of permanent FA respect barriers and access gate

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

A member of the public confirmed that the proposals would improve the existing facilities for junior football by preventing damage by quad bikes and protecting the pitch from being used as a dogs' toilet.

Resolved to move back into Committee.

In response to concerns it was confirmed that the wider community would still be able to access and continue to use the rest of the fields as recreational space. Members welcomed the proposal as it was agreed that it was important to support junior football in the community.

It was suggested that the club could apply to the Town Council for grant funding to assist with additional improvements.

Resolved to recommend approval.

09938/20

91 Catherine Street East

Prior approval application for change of use from light industrial (Class B1 (c)) to 7No apartments (Class C3)

Resolved to move out of Committee to allow a member of the public to speak.

Councillor Silvester expressed concern about the number of apartments proposed and also questioned the adequacy of parking provision and also the location of bin storage.

Resolved to return to Committee.

Members expressed similar concerns as well as the effect on access to Rivington and Blackrod Lower School and access for emergency services. There were concerns about loss of parking spaces once improvements to the adjoining playing fields were completed, which could result in lack of usage of these facilities. There was a query regarding increased costs to other residents for maintenance costs of the unadopted road.

Resolved to recommend refusal due to overdevelopment, 7 apartments appears excessive in space available; inadequate parking provision; lack of bin and cycle storage; parking issues affecting future use of adjacent playing fields and concern regarding access for emergency vehicles and safety concerns as the road is used as access to Rivington and Blackrod Lower School.

09801/20

Montcliffe Quarry, Georges Lane

Variation of condition 14 on planning approval 97782/16 (introduction of an additional access to/from the site)

Resolved to move out of Committee to allow a member of the public to speak.

Members were informed that residents were being disturbed by current operations which started at 5.00am and the removal of the screening mound had increased the effect of noise and vibration and that it was felt that the whole site was developing into an industrial estate.

Resolved to move back into Committee.

There had been 3 objections received – southern screening mound has

been removed to facilitate the new entrance meaning there is now full view of the quarry; increased noise and vibration; if the condition is varied it could create more accesses and the rural roads cannot cope; impact on the public right of way; Montcliffe and Pilkington Quarries should remain separate; concerns that current planning conditions are not being adhered to; impact on health and wellbeing.

Some members queried the accuracy of the highways statement that the proposal would reduce the amount of HGV traffic on public roads and there was great concern about the expansion of the site and its impact on the neighbouring SSSI, local residents, public rights of way and the general failure to develop the site holistically.

In response to a query, it was confirmed that this application had not yet been discussed by the Montcliffe Liaison Group. It was a complex issue and the Environment Agency's repeated failure to take complaints about the quarry seriously was a cause for concern. While it was recognised that the role of the Town Council was that of a consultee in the planning process, there was concern at the lack of background information available. In response to a query, it was confirmed that the attendance of a Planning Officer at Town Council had ceased over 10 years ago, due to financial constraints. Councillor Wright as a member of Bolton Planning Committee confirmed that this service would not be reinstated but kindly agreed to raise other issues on behalf of the Town Council.

Resolved to recommend refusal due to concerns about effect on neighbouring residents due to increased vehicle movements; noise and vibration; removal of screening mound; impact on public rights of way; effect of pollution on nearby SSSI as site expands; development of site not being looked at holistically.

09745/20

Stanley House, Crown Lane

Change of use from former commercial (Class B8) to education facility (Class D1)

There had been one comment received that parking may be problematic. Highways had raised no objections and had commented that the level of traffic impact would potentially be comparable with or less than the existing use. Concern was expressed about parking provision and the fact that work had already started on the proposed development

Resolved to recommend refusal due to concerns regarding overdevelopment, inadequate parking provision, retrospective application and appears larger than originally proposed.

09753/20

252 Chorley New Road

Change of use from retail (A1) to dog grooming salon (sui generis)

Some concerns were expressed that this was inappropriate development as canine noise and odours were not compatible with other businesses in the surrounding area.

Resolved to move out of Committee to allow a member of the public to speak.

Members were provided with an assurance that a sound test had been completed and measures would be put into place to prevent the transmission of dog hair, there would be no issue with odours and adequate waste collection had been arranged.

Resolved to move back into Committee.

Resolved to recommend approval.

09807/20

3 Walker Fold, Walker Fold Road

Erection of first floor extension and terrace above garage

Resolved to recommend approval.

09814/20

Montcliffe Quarry, Georges Lane

Retention of concrete batching plant

There had been 2 objections and 1 comment received -trying to make the quarries into an industrial estate; current planning conditions are not being adhered to; impact on health and well-being; the storage bays are outside the curtilage of the quarry; increase in HGV movements; request that the gap in the western perimeter/screening mound is reinstated as part of this proposal.

There were concerns about pollution from the site causing illness in the local population, however it was noted that this operation had moved from its previous location at the Loco Works and that it was the responsibility of the HSE and not the Town Council to determine that the site was operating in accordance with the required regulations

Resolved to recommend refusal due to concerns about effects of pollution on the health of the local population.

09816/20

Mere Brow, Chorley Old Road

Installation of solar panels to roof on front elevation

Resolved to recommend approval.

09817/20

33 Wilson Fold Avenue

Erection of single storey rear extension together with a new roof over the existing rear extension

One comment received requesting that obscure glazing is used.

Resolved to recommend approval with condition for the use of obscure glazing.

09818/20

2 Stoneycroft Avenue

Erection of first floor rear extension with juliette balcony together with external alterations.

Resolved to recommend approval.

09826/20

Toro, 69 Church Street

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

Resolved to recommend refusal due to increase in noise activity at the premises to the detriment of the amenity of neighbouring residents

09834/20

9 Pembroke Close

Demolition of conservatory and erection of single storey rear extension.

Resolved to recommend approval.

09843/20

3 The Hamlet, Lostock

Erection of single storey extension at rear to form garden room together with associated external works.

Resolved to recommend approval.

09858/20

161 Chorley New Road

Variation of conditions 5 (flood risk assessment) and 6 (approved plans) on application 07892/20

Resolved to make no comment due to the technical nature of the application.

09862/20

Horwich Loco Industrial Estate, Chorley New Road

Reserved matters application pursuant to outline approval 91352/14
Erection of 38No residential dwellings and 78No apartments together
with associated infrastructure works (access, landscaping, scale,
layout)

There had been 3 objections received – the heritage core was meant to contain a central public square and community hub but this proposal does not; will lead to a soulless housing estate; proposals do not conform with the SPD or Masterplan for Rivington Chase; the housing being proposed as affordable is a tactic to get Members to approve the proposal; the standard of design and layout falls below what should be expected for the conservation area; no contributions towards sports facilities in Horwich.

Members expressed great concern at this proposal and following discussion it was resolved to recommend refusal due to poor design/quality of the development which does not reflect the industrial heritage of the site; loss of green space for future residents to enjoy; open space was supposed to be at the heart of the development but this proposal is a betrayal of the original masterplan which included a heritage core/community based central square; right type of housing in the wrong location; another example of the continuing piecemeal development of the site; need for adequate traffic management plan as completion dates for spine road still to be confirmed.

09881/20

Rosewood, Lever Park Avenue

Erection of front porch together with alterations to balcony at rear

Resolved to recommend approval.

09884/20

27 Old Lords Crescent

Demolition of conservatory and erection of single storey extension to side and rear

Resolved to recommend approval.

09911/20

78 – 79 The Linkway

Erection of a steel framed clad building for valeting cars together with the installation of a car wash slab and canopy with interceptor

Resolved to recommend approval.

PL 4110 There were 4 contrary planning decisions:
 06232/19 Horwich Loco Industrial Estate, Chorley New Road
 Reserved matters applicant pursuant to outline application 91352/14
 for the erection of 393 dwellings. Recommended for refusal at Horwich
 due to concerns re no sign of link road, requirement for safe
 cycle/pedestrian links, loss of green space, lack of segregation
 between different developments, original masterplan has not been
 taken into account. Approved at Bolton with conditions.

08886/20 Land at Oaklands, High Bank Lane, Lostock
 Erection of 1No. residential detached dwelling with car barn.
 Recommended for refusal at Horwich with request if any TPOs/flood
 risk assessment, also concern re lack of enhancement of biodiversity.
 Approved at Bolton with conditions. EA confirmed flood risk
 assessment not required, given elevated position of site above Bessy
 Brook. Officers commented that scheme for enhancement of
 biodiversity has been submitted and complimented by a condition.
 There are no TPOs and protection of existing trees has been
 addressed by conditions for amended siting and construction of
 foundations.

09493/20 Hodgkinsons Fold Farm, Old Rake
 Erection of part two storey/part single storey rear extension and
 balcony together with garden terrace and landscaping. Recommended
 for refusal at Horwich due to design not in keeping with rural character
 of surroundings. Approved at Bolton with conditions for the protection
 of trees and use of building materials to ensure that the development
 reflects local distinctiveness and complies with Core Strategy policies.

09469/20 Horwich Loco Industrial Estate, Chorley New Road
 Reserved matters application for access, appearance, landscape,
 layout and scale for erection of 8No. residential dwelling pursuant to
 outline approval 91352/14. Recommended for refusal at Horwich on
 grounds that there is no buffer zone between two states, applicant has
 a duty to uphold the original Rivington Chase Masterplan. Approved
 by Bolton with conditions.

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

PL 4111 None.

TO CONFIRM THE DATE OF THE NEXT MEETING OF THE PLANNING COMMITTEE AS 21 JANUARY 2021:

PL 4112 Resolved to confirm the date of the next meeting of the Planning Committee as 21 January 2021.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 4113 None.

The meeting closed at 9.23 pm. Councillor Rock wished everyone a Merry Christmas and a Happy New Year.

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