

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 26 January, 2012 commencing at 7.30 pm.

PRESENT: Councillors: J. J. Lavin (in the Chair), P. Baxendale, C. D. Flanigan, K. J. Helsby, J. Kellett, L. McCartin, K. McGeehan, K. Ramamurthy, S. and L. Rock, C. Root and K. Thomson
Town Clerk, Mrs L. Challender
1 member of the press
1 member of the public

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE

PL 3082 Councillor Lavin outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3083 Apologies for absence were accepted from Councillor Downes due to illness. Apologies were also accepted from Councillor Cornthwaite due to work commitments.

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

PL 3084 None

TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 22 DECEMBER, 2011.

PL 3085 Moved by Councillor Kellett
Seconded by Councillor Baxendale and
Resolved to approve the minutes of the meeting of the Committee held on 22 December, 2011.

PLANNING APPLICATIONS

Town and Country Planning Act 1990, Sch 1, Para 8

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH

PL 3086 In order to reserve her right to vote on Bolton Council's planning committee where the decisions about applications would be made, Councillor Kellett would not take part in the discussion or voting.

87306/12 Matchmoor Riding Centre, Matchmoor Lane

Erection of a 25 metre high wind turbine (total height including blades of 34.2 metres)

Councillor Kellett declared a personal interest as the applicant was known to her.

It was noted that this application was both well documented and user friendly on the Bolton Council website and the Planning officer was to be congratulated for this.

1 objection had been received on the basis of the type of turbine and its visual impact. No objections had been received from either Highways or Greenspace. Pollution Control had reported that the noise level was not expected to exceed the acceptable limit, however if there were noise complaints from neighbours, a noise test would have to be carried out at the applicant's expense.

It had not been deemed necessary to carry out an environmental impact assessment. The only photographs supplied were of the model of turbine concerned. No photo montages depicting the turbine against the landscape had been made available.

Councillor Thomson moved that this application should be refused on the grounds of visual impact and fear of proliferation. Members requested the Town Clerk request a copy of Bolton Council's policy on wind turbines.

The meeting was suspended in order to allow residents affected by this application to speak:

Concerns were raised that this could set a precedent for proliferation and that the turbine was over sized for the establishment and electricity produced would not feed back into the national grid. It was pointed out that there were other technologies available which some people might consider more aesthetically pleasing. Other concerns were that NERL (radar) had not been consulted.

On return to Committee:

Moved by Councillor Thomson and seconded by Councillor Flanigan to refuse this application on the basis of visual impact and concerns about NERL. This motion was defeated by 7 votes to 6, including Chairman's casting vote.

Councillor McGeehan then moved and Councillor Helsby seconded that the Council support this application. And the resolution was approved by 7 votes to 6, including Chairman's casting vote.

87322/12

Land adjacent 94 Vale Avenue

Retention of garden area

No objections had been received.

Moved by Councillor S. Rock

Seconded by Councillor Helsby

Resolved to support this application by 12 votes to 0.

87339/12

Land previously 28 Lever Park Avenue

Erection of two semi detached dwellings

There had been no objections from United Utilities provided that their conditions are met. Highways had objected on the grounds of the arrangements for access and egress.

Moved by Councillor Helsby

Seconded by Councillor Baxendale

Resolved to refuse this application by 11 votes to 0 with 1 abstention on the grounds of the objection raised by Highways and also that Members felt these dwellings were too high for the area.

87344/12

22 Lower Makinson Fold

Erection of first floor side extension

Moved by Councillor Helsby

Seconded by Councillor S. Rock

Resolved to support this application by 11 votes to 0 with 1 abstention.

87346/12

40 Richmond Street

Erection of a first floor extension at side

Moved by Councillor Thomson

Seconded by Councillor S. Rock

Resolved to support this application by 11 votes to 0 with 1 abstention.

87347/12

108 Winter Hey Lane

Variation of Condition 2 on permission 85641/11 to allow additional opening hours on Sundays and Bank Holidays from 1700 to 2230

Moved by Councillor Thomson

Seconded by Councillor S. Rock

Resolved to support this application by 11 votes to 0 with 1 abstention.

CONSULTATION: BOLTON COUNCIL: APPLICATION FOR DIVERSION OF PUBLIC FOOTPATH HORWICH 068 UNDER SECTION 119 OF THE HIGHWAY ACT 1980:

