

Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 23 February, 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
Assistant Town Clerk, C. Hutchinson
Bolton Ward Councillor, K. McKeon

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE

PL 3092 Councillor Lavin outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3093 Apologies for absence were accepted from Councillor Downes due to illness and also 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 3094 None

TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 26 JANUARY, 2012.

PL 3095 Moved by Councillor Baxendale
Seconded by Councillor Kellett and
Resolved to approve the minutes of the meeting of the Committee held on 26 January, 2012, subject to the condition agreed at the meeting of the Town Council on 23 February 2012.

PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH

PL 3096 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.

87324/12

9 Higherbrook Close

Retention of house without complying with conditions 2 & 3 on application 49577/96 to allow garage to be converted to habitable room.

The applicant wished to convert the garage into an extra downstairs room, but the original conditions had a requirement for a garage. Although there had been no objections received from Highways,

some Members expressed concerns about the loss of on street parking, safety issues and felt that the owner of the property should keep to the original conditions.

Moved by Councillor Helsby

Seconded by Councillor Thomson

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

87402/12

22 Winter Hey Lane

Change of use from single commercial unit (class A1) to one self contained shop (class A1) and one self contained café/restaurant (class A3) together with installation of flue at rear.

Members felt that the owner should be commended on the design and renovation of this property. However they had serious concerns about the proliferation of eating outlets in this area, which seriously affected the character of the town centre, which ought to sustain a variety of businesses. Several other café owners in the vicinity had objected to this application on commercial reasons.

Moved by Councillor Thomson

Seconded by Councillor McGeehan

Resolved to refuse this application, on the basis of proliferation of eating outlets and lack of parking by 9 votes to 1, with 2 abstentions.

87407/12

Pheasant Plucker Public House, 55 Lee Lane

Erection of single storey glazed extension to rear and conversion of rear outbuilding for use as customer toilets together with new fire exit and spiral staircase

87408/12

Pheasant Plucker Public House, 55 Lee Lane

Conservation area consent for erection of single storey glazed extension to rear and conversion of rear outbuilding for use as customer toilets together with new fire exit and spiral staircase

Members resolved to discuss both applications at the same time. This was the conversion of a derelict building at the rear of the property into toilets, along with a glazed extension and a spiral staircase. Some Members thought that it was a positive sign to see investment in the building and this initial application was

part of a bigger project for further improvements to the building, including new back gates to replace open access at the rear of the building. However other Members felt there was already adequate toilet provision inside the building and expressed concerns about noise, nuisance to nearby residents and the glass area being used as a smoking area. A query was raised about the use of the spiral staircase as an accessible fire exit. It was reported that there had been a substantial number of objections from residents of Silverwell Street on the grounds of concerns about noise and anti social behaviour.

Moved by Councillor Thomson

Seconded by Councillor Flanigan

Resolved to recommend refusal of both applications by 6 votes to 5 with 1 abstention.

87411/12

Unit 12A, 30 The Linkway

Extension of time to implement permission 81667/09: subdivision into two units and installation of shop front

Moved by Councillor Thomson

Seconded by Councillor Baxendale

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

87477/12

49 Victoria Road

Erection of detached double garage at side of house

Moved by Councillor Thomson

Seconded by Councillor Helsby

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

87481/12

12 Mayfair

Erection of a single storey front extension

Moved by Councillor McGeehan

Seconded by Councillor Thomson

Resolved to support this application by 11 votes to 0 with 1 abstention, subject to the comments made by United Utilities drawing attention to possible location of sewer.

87493/12

Unit 17, 78 The Linkway

Change of use of premises to car showroom (sui generis) or restaurant (class A3) and retention of retail use (class A1)

The developer had found this unit hard to let and the intention was that it might be used either for expansion by Kia Motors, who occupied the unit next door, or a restaurant. Members felt that proliferation of eating outlets on the Middlebrook development would lead to job creation and was not a cause for concern.

Moved by Councillor McGeehan

Seconded by Councillor Thomson

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

87494/12

Application for comment only as the application is outside the parish boundary.

Erection of three wind turbines at land to the north of Chadwick's Farm, Lostock Lane

It was reported that there had been numerous objections from the Blackrod area. Members expressed concerns about the flicker effect which could prove distracting to drivers in the vicinity, although it could not be certain how extensive this would be.

It was noted that a Bolton News article had reported the application as being sited on Red Moss and that officers should be aware that this was a sensitive issue for many people in Horwich..

Members resolved that their response would be that, in general they do not approve of this application.

CONSULTATION: BOLTON COUNCIL: DARLEY STREET HORWICH:
PROPOSED WAITING RESTRICTIONS (TRAFFIC ORDER 303706)

PL 3097

Members had expressed concerns about the difficulties for public transport travelling along Darley Street, due to the number of parked cars and that this was also an issue for rubbish wagons and emergency services vehicles.

Moved by Councillor Thomson

Seconded by Councillor Baxendale

Resolved to unanimously support this consultation by 11 votes to 0

with 1 abstention, with the condition that enforcement would be necessary in order to support the proposed changes

CONTRARY PLANNING DECISIONS:

PL 3098 No contrary planning decisions.

CORRESPONDENCE: FOR INFORMATION ONLY:

- PL 3099
- a. Bolton Council: Town and Country Planning Act 1990 Planning Appeal by Vodafone UK Ltd, Bolton Golf Club, Chorley New Road , Lostock. Copy letter to property owners and occupiers in vicinity of appeal site. Horwich Town Council had resolved not to make a recommendation about application in September 2011.
 - b. Bolton Council: Notice of footway alterations at Chorley New Road/Oxford Road Puffin Crossing
 - c. Bolton Council: Lever Park Avenue to Chorley New Road Improvements: Service Improvement Questionnaire
 - d. Bolton Council:email about Bolton Council's E-view consultation panel. Details available from Assistant Town Clerk
 - e. Blackburn with Darwen Borough Council: Draft Supplementary Planning Document: Houses in Residential Conversions and Sub-divisions planning guidance.
 - f. Mr David Ramsbotham: Email about national online petition against wind turbines. Details available from Assistant Town Clerk.

Moved by Councillor S. Rock
Seconded by Councillor Thomson
Resolved that the correspondence be received.

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 22 MARCH, 2012.

PL 3100 Moved by Councillor Baxendale
Seconded by Councillor Helsby
Resolved to confirm the date for the next meeting of the Planning Committee as Thursday, 22 March 2012.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 3101 Policy on Wind Turbines
In response to a request to contact both Bolton Council and N.A.L.C. to establish a policy on wind turbines, it was reported that Bolton Council does not have a policy and decisions rely on local design policies, green belt policies, renewable energy policies and

compatible use policy. N.A.L.C do not have a policy at present, but work is in progress. It was noted that the Horwich and Blackrod Environmental Group have produced a document containing guidelines that have been used by other councils across the country, which would be useful for reference purposes.

Rivington Terraced Gardens Open Drop in Meeting

This had been an initial consultation meeting with the public and other interested parties. Representatives from the Town Council had attended and registered their interest. Rivington Heritage Trust were planning to apply for a Lottery Grant to repair buildings which had become unsafe and for replanting to replace the diseased rhododendron bushes that had been removed. Members hoped that a representative from the Town Council would be involved in the planned community forum, as there was already representation from Bolton and Chorley Councils and several parish councils. Members thought that it would be an excellent idea to invite a representative from the Rivington Heritage Trust/Groundwork to give a presentation to Council at a later stage.

The Chairperson, thanked everyone for their attendance and declared the meeting closed at 8.45 pm.

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Chairperson

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Date