

## HORWICH TOWN COUNCIL

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Minutes of a meeting of the Planning Committee held in the Council Chamber, Public Hall, Lee Lane, Horwich on Thursday, 22 March, 2012 commencing at 7.30 pm.

PRESENT: Councillors: J. J. Lavin (in the Chair), P. Baxendale, K. J. Helsby, J. Kellett, L. McCartin, K. McGeehan, K. Ramamurthy, Rock, C. and K. Thomson  
Assistant Town Clerk, C. Hutchinson

### CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE

PL 3102 Councillor Lavin outlined the procedure.

### TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3103 Apologies for absence were accepted from Councillors Downes and L. Rock due to illness, from Councillor Flanigan who was away and from Councillors Cornthwaite and S. Rock 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 3104 Councillor Kellett declared a personal interest in Planning application 87566/12 as the applicant was known to her

### TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 23 FEBRUARY, 2012.

PL 3105 Moved by Councillor Baxendale  
Seconded by Councillor Thomson and  
Resolved to approve the minutes of the meeting of the Committee held 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 3106 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.

87566/12

Horwich Moor Farm, off Matchmoor Lane

Erection of agricultural building

There had been no objections received. It was confirmed that the building would be used to house livestock and it was within the site of the farm, within a parcel of agricultural land.

Moved by Councillor McGeehan

Seconded by Councillor Thomson

Resolved to support the application 8 votes to 0 with one abstention.

87593/12

45 Wallsuches

Erection of raised deck area to form balcony with steps to ground floor. There had been no objections received. It was noted that this application is in the Wallsuches Conservation Area.

Moved by Councillor McGeehan

Seconded by Councillor Thomson

Resolved to support this application, on the condition that the application is subject to the satisfaction of the Conservation Officer by 8 votes to 0 with 1 abstention.

87615/12

Beta House, Enterprise Park

Change of use class to either/or A1, A2, B1 or D1

Members expressed concerns that this was a blanket application for permission for a variety of uses. They had particular concerns about the application for change of use to D1, which they felt could lead to unsuitable use.

Moved by Councillor McGeehan

Seconded by Councillor Helsby

Resolved to support this application for change of use to either/or A1, A2 and B1 and to refuse this application for change of use to D1 of by 8 votes to 0 with 1 abstention.

87617/12

4 Heather Close

Erection of single storey side extension and front porch

Some Members expressed concerns due to the size of the proposed extension. There had been 1 objection from a neighbour on grounds of loss of privacy and amenity and contravention of current building regulations due to proximity and excessive fenestration.

Moved by Councillor Thomson

Seconded by Councillor Helsby

Resolved to recommend refusal of this application by 8 votes to 0 with 1 abstention, on grounds of the relevant points as detailed in the objection from a neighbour.

87634/12

Brantwood, Princess Road, Lostock

Erection of a single storey side and rear extension, alterations to the front door entrance and front elevation. Installation of dormer

window with flat roof side on to front elevation and installation of three solar panels to new rear extension. There had been no objections and one letter of support from a next door neighbour.

Moved by Councillor Helsby

Seconded by Councillor Baxendale

Resolved to support this application by 8 votes to 0 with 1 abstention.

87659/12

26 Fairways

Erection of a single storey rear extension

Moved by Councillor Thomson

Seconded by Councillor Helsby

Resolved to support this application by 8 votes to 0 with 1 abstention.

87664/12

111 Green Lane

Erection of first floor extension and porch at front together with conversion of garage to form habitable space

Moved by Councillor Baxendale

Seconded by Councillor McCartin

Resolved to support this application by 8 votes to 0 with 1 abstention.

87683/12

Unit 7, Locke Industrial Estate, Emmett Street

Change of use from storage unit to private hire base.

There had been 1 objection received from the owner of another private hire firm in the vicinity for commercial reasons. However Members felt that this was a suitable site for a private hire firm

Moved by Councillor Helsby

Seconded Councillor Thomson

Resolved to support this application by 8 votes to 0 with 1 abstention.

87572/12

Land at St John Street

Extension to existing car park to form 17 additional parking spaces  
Members felt that these additional car park spaces would be very

welcome in the town centre. There had been no objections and one letter of support from a local business, who had expressed concerns about the ongoing problem of street parking on St John Street.

Moved by Councillor McGeehan

Seconded by Councillor Thomson

Resolved to support this application by 8 votes to 0 with one abstention.

#### CONTRARY PLANNING DECISIONS:

PL 3107

86368/11

Montcliffe Quarry Georges Lane

Variation on condition 2 on planning approval 72520/05 (to remove deadline for commencement of restoration to allow the remaining permitted reserves within Montcliffe Quarry to be fully worked and the site progressively restored)

This application had been approved with conditions by Bolton Council but had been recommended for refusal by Horwich Town Council due to objections about unacceptable traffic problems with HGVs and also that the landbank figures did not support the need for the removal of the deadline.

87339/12

Land previously 28 Lever Park Avenue

Erection of two semi detached dwellings

This application had been approved by Bolton Council with conditions but had been recommended for refusal by Horwich Town Council due to objections from Highways and Planning Officer's concerns about the height of the proposed dwellings

87407/12 and 87408/12

Pheasant Plucker PH, 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, and

Conservation area consent for the above

These two applications had been approved by Bolton Council with conditions but had been refused by Horwich Town Council on the grounds of objections from local residents concerning noise and anti social behaviour and also concerns about fire safety issues.

#### CORRESPONDENCE: FOR INFORMATION ONLY:

PL 3108

- a. Bolton Council: Order for temporary road closures for Civic Events in Horwich
- b. Bolton Council: Order for temporary footpath closure (Public Footpath No. BOL509)
- c. Bolton Council: Order for temporary road closure (Lostock Lane)

- d. Holy Trinity Parochial Church Council Emails: PCC have Resolved not to release the covenant on Trinity Mission Land: press release to Bolton News
- e. Blackburn with Darwen Council: database for notification about planning policy documents: request for update
- f. Groundwork: invitation to Rivington Terraced Gardens open drop-in meetings: Horwich and Rivington

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

TO CONFIRM THE DATE FOR THE NEXT MEETING OF THE PLANNING COMMITTEE AS 19 APRIL, 2012.

PL 3109            Moved by Councillor Baxendale  
                      Seconded by Councillor Helsby  
                      Resolved to confirm the date for the next meeting of the Planning Committee as Thursday, 19 April 2012.

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

PL 3110            Bolton Council: Temporary Road Closure: New Chapel Lane  
For one week commencing 16 April for carriageway resurfacing work.

Bolton Council: Works to Fall Birch Road  
For ten weeks commencing 2 April, construction of footway, resurfacing works to carriageway and footway, improvements to existing drainage system and upgrading existing street lighting.

Vale House: Public Enquiry/Appeal Meeting  
Concerns were expressed that Members had not been informed prior to this taking place on 21 March. The Assistant Town Clerk had contacted Bolton Council Planning Department who stated that information had been emailed and sent by post to the Town Clerk's office, although no record of this had been found. Members expressed great disappointment at the lack of communication from the Planning Department, as this application had been recommended for refusal several times by Horwich Town Council.

Abolition of Regulations for Environmental Protection  
Concerns were expressed re the recent report issued by the Environment Secretary in which 73% of 255 regulations protecting the environment have been abolished. Although some of these were obsolete and some have been merged, Members felt that this gave great cause for concern. The main areas for concern were:

1. Land used for building – fewer sites to be decontaminated
2. Easier to build on common land without planning consent. This could be extended to open spaces.
3. No requirement for construction sites to manage their waste
4. The obligation for battery manufacturers to take final

- responsibility for their waste will be weakened.
5. More wildlife and landscape management regulations will be abolished.

Members were informed that this report had been presented as a response to the 'red tape challenge', despite the fact that the majority of the public want continued control of environmental regulations. Members thanked the Chair for bringing this to their attention. Website details would be made available to all Members.

Fall Birch Garage

A query was raised about two enforcement issues and the Assistant Town Clerk was asked to check this and report back at the next meeting.

The Chairperson, thanked everyone for their attendance and declared the meeting closed at 8.15 pm.

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Chairperson

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Date