

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, 19 April, 2012 commencing at 7.30 pm.

PRESENT: Councillors: J. J. Lavin (in the Chair), P. Baxendale, M. Downes, K. J. Helsby, J. Kellett, L. McCartin, K. McGeehan, K. Ramamurthy, S. Rock, and C. Root
Assistant Town Clerk, C. Hutchinson
7 members of the public

CHAIRPERSON TO OUTLINE FIRE SAFETY PROCEDURE

PL 3111 Councillor Lavin outlined the procedure.

TO SUBMIT APOLOGIES FOR ABSENCE AND ACCEPT THE REASONS

PL 3112 Apologies for absence were accepted from Councillor L. Rock due to illness, from Councillor Thomson due to family commitments and from Councillors Cornthwaite and Flanigan 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 3113 None.

TO APPROVE THE MINUTES OF THE MEETING OF THE COMMITTEE HELD ON 22 MARCH, 2012.

PL 3114 Moved by Councillor Baxendale
Seconded by Councillor McCartin and
Resolved to approve the minutes of the meeting of the Committee held on 22 March 2012.

TO MOVE THE ORDER OF BUSINESS

PL 3115 Moved by Councillor McGeehan
Seconded by Councillor Root and
Resolved to go to Agenda item 6 next

PLANNING APPLICATIONS

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

TO DISCUSS THE PLANNING APPLICATIONS FOR THE PARISH

PL 3116 Councillor Kellett declared an interest in both applications, as she lived nearby and would not take part in the discussion or voting.

87802/12

The Greenwood, 567 Chorley New Road
Erection of two storey building comprising one convenience store (Class A1), one mixed use unit (class A1/A2/A3/A4) and two apartments (class C3).

87803/12

The Greenwood, 567 Chorley New Road

Erection of 13 dwellings.

Members were informed that these were the third and fourth applications relating to the Greenwood site. The new applications were essentially similar in principle, but had been divided into separate retail and residential applications. Information provided on the planning website had been confusing and it was felt that it was highly coincidental that they had been submitted just after new planning regulations came into force. It was pointed out that there was still the same amount of local feeling against this application, as there had been 14 comments against and 1 in favour. Concerns had been raised about the status of the bowling green, as its designation as a protected recreation area has been confirmed.

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

Mr Paul Sedgewick, agent for the applicant confirmed that the previous application had been separated into two and both designs had been refreshed, more attention had been paid to the design of the building, so that it would fit in with the street scene, but not be as dominant as the existing structure. Parking provision had been increased along with landscaping at the gable end area. The developer saw no requirement to maintain the bowling green, as there had been no approach from anybody wishing to use it. There was also evidence of Japanese knotweed, which was difficult to eradicate, once established. Members expressed concerns that there had been a lack of consultation about the bowling green area and that objectors should be advised to request a judicial review about the manner in which Bolton Council have dealt with this issue. Mr Sedgewick confirmed that neither any demolition or building would take place until later in the year as nesting house martins had now returned to the site. A bat survey had taken place and it was confirmed that its findings would be taken into consideration in any new building.

Mr Sedgewick informed Members that, in his opinion, the new, revised scheme would aid regeneration on a site which required redevelopment, and provide housing and jobs in the future. In response to a query, it was confirmed that the main retail unit had a planned occupier, although the other two units had not yet been let. Although a retail assessment had been done, some Members queried the need for another convenience store and also expressed concerns about the scope for future change of use for one of the units which had an application for up to A4 use.

Mr Roy Greenhalgh, on behalf of residents objecting to the application, expressed their anger at the recent felling of trees on the site. He went on to express the feelings of many local residents who were aggrieved by the continuing loss of amenities in the town, the Greenwood being an historic, integral part of the town. The application was viewed as over development leading to further traffic congestion on Chorley New Road. In the meantime, the site

had been repeatedly vandalised, set on fire and trees had been felled.. The need for further retail units was questioned when there were already so many empty shops in the area. Members were reminded that this application had already been refused twice and requested that it should be refused again, on the basis of over development and the impact on the street scene.

On return to Committee:

Members shared many of the concerns of the residents, including the loss of heritage sites in Horwich, along with over development and traffic issues on Chorley New Road. At the suggestion of Councillor Lavin, Members agreed that the two applications should be considered separately.

87802/12

Moved by Councillor S.Rock

Seconded by Councillor McCartin

Resolved by 9 votes to 0 with 1 abstention to recommend refusal of this application on the basis of over development and proliferation of convenience stores, detrimental to the surrounding area.

87803/12

Moved by Councillor Helsby

Seconded by Councillor Downes

Resolved by 9 votes to 0 with 1 abstention to recommend refusal of this application on the basis of over development and unacceptable increase in traffic

The Chairman thanked the members of the public for their attendance.

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

87666/12

Brazley Community Garden, off Gloucester Avenue

Use of land as community food growing garden including laying out of planting paths and beds.

Members welcomed this application as it was a community initiative putting unused space to valuable use.

Moved by Councillor McGeehan

Seconded by Councillor McCartin

Resolved to support this application by 9 votes to 0 with 1 abstention.

87671/12

High Rid Reservoir, High Rid Lane

Erection of two steel containers to provide classroom and disabled accessible changing facility together with retention of ten steel containers.

Members felt that the aim of providing these facilities was highly

admirable, but questioned the temporary nature of these containers, which they felt would become an eyesore if allowed to proliferate.

Moved by Councillor McGeehan

Seconded by Councillor McCartin

Resolved to support this application by 6 votes to 3 with 1 abstention, with the provision that concerns about the temporary nature of these containers be made known to Bolton Council planning department.

87676/12

16 Silver Birch Close, Lostock

Erection of single storey rear extension

Moved by Councillor Helsby

Seconded by Councillor Baxendale

Resolved to support this application by 9 votes to 0 with 1 abstention

87714/12

29 Lee Lane, Horwich

Installation of replacement signage, 2 x internally illuminated fascia sign, 2 x externally illuminated hanging sign, 1 x internally illuminated ATM header panel

Moved by Councillor Downes

Seconded by Councillor Helsby

Resolved to support this application by 9 votes to 0 with 1 abstention

87737/12

11 Mayfair

Extension to double garage at side and front together with formation of front porch, extension to rear of garage, together with pitched roof over all.

Moved by Councillor McGeehan

Seconded by Councillor Helsby

Resolved to support this application by 9 votes to 0 with 1 abstention.

87741/12

Ivy Model Farm, Shepherds Drive

Change of use, conversion and extension of former shippon to form two dwellings and erection of detached garage and extensions to existing farmhouse together with demolition of agricultural barn

Moved by Councillor Downes

Seconded by Councillor Baxendale

Resolved to support this application by 9 votes to 0 with 1 abstention.

87773/12

26 Arkwright Street

Erection of a single storey rear extension to form lobby and shower room.

Moved by Councillor Root

Seconded by Councillor McCartin

Resolved to support this application by 9 votes to 0 with 1 abstention.

87788/12

16 St Leonards Avenue, Lostock

Proposed new pitched roof over existing flat roof to garage

Moved by Councillor McGeehan

Seconded by Councillor Baxendale

Resolved to support this application by 9 votes to 0 with 1 abstention.

TO DECIDE HOW HORWICH TOWN COUNCIL CAN CHOOSE THE BEST PATH THROUGH THE LOCALISM MAZE:

PL 3117

Members had received information concerning neighbourhood planning which has been introduced recently by the government through the Localism Bill. The main points summarised as follows:

1. Neighbourhood planning is a new way for communities to choose where they want new development, have a say on what new buildings should look like and grant planning permission for new development.
2. In areas with a town council, the town council will take the lead on neighbourhood planning, and the local authority will be obliged by law to help draw up the neighbourhood plan. It will become a formal part of the planning system and become part of the local plan prepared by the local authority.
3. Once a neighbourhood plan has been prepared, an independent examiner will check that it meets the basic standards
4. The local council will organise a referendum on any plan that meets these standards. If more than 50% of people voting in the referendum support the plan, then the local planning authority must bring it into force

Members expressed concerns at the estimated cost of £67,000 to produce a neighbourhood plan, although it was pointed out that some of this cost may be covered by payback from housing development. It was noted that there may be also be support from housing associations and that there would be free workshops available for Members who were interested to learn more.

Members felt that this was a great opportunity for the Town Council

and the local community to both become more involved in the planning process and be able to influence local decisions.

Moved by Councillor Helsby

Seconded by Councillor S Rock

Resolved by 10 votes to 0 to appoint a sub committee open to all Councillors to investigate the possibility of the creation of a neighbourhood plan for Horwich, Councillor Lavin to be in the Chair, on a date to be arranged.

TO DISCUSS THE RECENT CHANGES IN PLANNING REGULATIONS AND ASSOCIATED MATTERS:

PL 3118

Moved by Councillor Helsby

Seconded by Councillor McCartin

Resolved by 9 votes to 0 to defer this matter until the next meeting of the Planning Committee on 24 May, 2012, due to time constraints.

TO CONSIDER A REQUEST THAT HORWICH TOWN COUNCIL DEFER ANY DECISION ON PLANNING APPLICATIONS FOR WIND TURBINES UNTIL BOLTON COUNCIL HAVE HAD SUFFICIENT TIME TO ADOPT A POLICY ON WIND TURBINES:

PL 3119

This request had come from the Blackrod and Horwich Environmental Group, following an increase in applications for wind turbines along with a lack of a coherent strategy by Bolton Council. As opinion was often divided at Town Council, more guidance from Bolton Council would be welcomed by Members.

Moved by Councillor Lavin

Seconded by Councillor Helsby

Resolved by 9 votes to 0 with 1 abstention, that as an interim measure, Horwich Town Council defer any decision on wind turbine applications until such time as Bolton Council has adopted a policy on wind turbines, unless it is thought that an immediate decision is necessary.

CONTRARY PLANNING DECISIONS:

PL 3120

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)

This application had been recommended for refusal by Horwich Town Council on the basis of proliferation of eating outlets and concerns about parking, but Bolton Council had subsequently approved the application.

PL 3121

Correspondence: FOR INFORMATION ONLY:

- a. Chorley Council: Notification of amendment to planning Application 11/00938/FUL Extension of car park to Go Ape, Rivington
- b. Bolton Council: Order for temporary road closure (Rivington Pike Fell Race)
- c. Bolton Council: Order for temporary footpath closure (No 061 from Chorley Old Road to Matchmoor Lane)
- d. Bolton Council: email update on enforcement action at Fall Birch Garage
- e. Lancashire Mineral and Waste Development Framework: Consultation on effect of National Planning Policy Framework

Moved by Councillor Helsby

Seconded by Councillor Root

Resolved that the correspondence be received.

PL 3122

TO CONFIRM THE DATE OF THE NEXT MEETING OF THE COMMITTEE AS 24 MAY, 2012

Moved by Concillor S. Rock

Seconded by Councillor McCartin

Resolved to confirm the date for the next meeting of the Planning Committee as Thursday, 24 May, 2012.

PL 3123

OTHER PLANNING MATTERS: FOR INFORMATION ONLY:

Signage on Harrison Street

The Assistant Town Clerk was asked to find out if there had been any enforcement action taken against excessive signage reported on Harrison Street.

Leicester Avenue

The Assistant Town Clerk was asked to find any details of the proposed road closure of Leicester Avenue for two weeks to allow vital work to be done.

The Chairperson, thanked everyone for their attendance and declared the meeting closed at 9.25pm.

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Chairperson

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Date

